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Compendium of Research 1990

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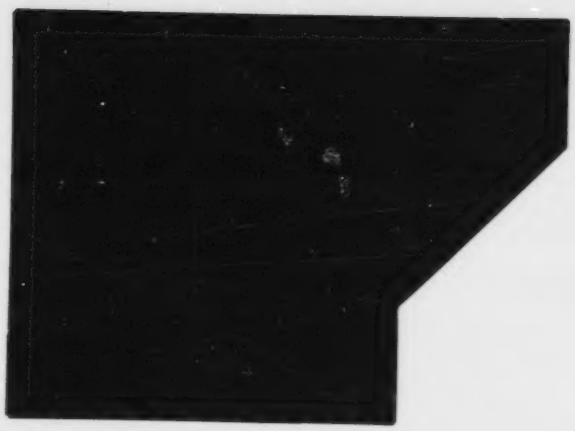

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Compendium of Research 1990

Compendium de recherche 1990

Canada Mortgage and Housing Corporation, the Federal Government's housing agency, is responsible for administering the National Housing Act.

This legislation is designed to aid in the improvement of housing and living conditions in Canada. As a result, the Corporation has interests in all aspects of housing and urban growth and development.

Under Part IX of this Act, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research. CMHC therefore has a statutory responsibility to make widely available, information which may be useful in the improvement of housing and living conditions.

This publication is one of the many items of information published by CMHC with the assistance of federal funds.

La Société canadienne d'hypothèques et de logement, l'organisme du logement du gouvernement du Canada, a pour mandat d'appliquer la Loi nationale sur l'habitation.

Cette loi a pour objet d'aider à améliorer les conditions d'habitation et de vie au Canada. C'est pourquoi la Société s'intéresse à tout ce qui concerne l'habitation, l'expansion et le développement urbains.

Aux termes de la Partie IX de la Loi, le gouvernement du Canada autorise la SCHL à affecter des capitaux à des recherches sur les aspects socio-économiques et techniques du logement et des domaines connexes, et à publier et diffuser les résultats de ces recherches. La SCHL a donc une obligation légale de veiller à ce que tout renseignement de nature à améliorer les conditions d'habitation et de vie soit connu du plus grand nombre possible de personnes ou de groupes de personnes.

La présente publication est l'un des nombreux moyens d'information que la SCHL a produits avec l'aide de capitaux du gouvernement fédéral.

COMPENDIUM OF RESEARCH
1990

COMPENDIUM DE RECHERCHE
1990

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Société canadienne d'hypothèques et de logement, 1990

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INTRODUCTION

Under Part IX of the National Housing Act, the Government of Canada provides funds to Canada Mortgage and Housing Corporation to conduct research into the social, economic and technical aspects of housing and related fields.

This seventh Compendium of Research has been compiled to publicize and increase access to the research and scholarship reports produced under research programs sponsored by the Corporation during 1989/90. A few reports not included in the earlier Compendiums have also been added.

ARRANGEMENT

The Compendium is arranged by broad subject area and consists of abstracts of Part IX research reports, reports produced under the External Research Program, and dissertations produced under the CMHC Scholarship Program. Detailed subject, author, and title indexes can be found at the end of the Compendium.

AVAILABILITY OF REPORTS

Most research reports are available from the Canadian Housing Information Centre. All theses and scholarship reports are available for consultation at the Centre.

AVANT-PROPOS

En vertu de la Partie IX de la loi nationale sur l'habitation, le gouvernment du Canada fournit des fonds à la Société canadienne d'hypothèques et de logement pour la recherche sur les aspects sociaux, économiques et techniques du logement et des domaines connexes.

Nous avons rassemblé ce septième Compendium de recherche afin de rendre publics et plus accessibles les rapports de recherches et d'études rédigés au titre de programmes de recherche que la Société a parrainés en 1989/90. Quelques rapports non compris dans les premiers Compendiums ont aussi été ajoutés.

PRÉSENTATION

Le Compendium se divise en domaines d'études généraux et réunit des abrégés de rapports de recherches préparés en application de la partie IX, des rapports produits au titre du Programme de subventions de recherche, et des thèses et mémoires rédigés par des diplômés admis au Programme de bourses d'études de la Société. Des index matières, auteurs et titres plus détaillés se trouvent à la fin du Compendium.

CONSULTATION DES RAPPORTS

On peut se procurer la plupart des rapports de recherches au Centre canadien de documentation sur l'habitation. Quant aux thèses et mémoires de boursiers nous les avons en bibliothèque, mais il faut les consulter sur place.

TABLE OF CONTENTS

	PAGE
BUILDING RECYCLING	1
CITY PLANNING & HUMAN SETTLEMENTS	2
CONCRETE CORROSION	3
COOPERATIVE & NON-PROFIT HOUSING	4
ELDERLY	6
ENVIRONMENTAL POLLUTION & CONTROL	12
FIRE PREVENTION	18
HANDICAPPED	19
HEATING & VENTILATION	21
HISTORIC PRESERVATION	24
HOMELESSNESS	27
HOUSE CONSTRUCTION	29
HOUSING	34
HOUSING FORECASTING & DEMAND	39
HOUSING POLICY	41
LAND USE	44
LANDSCAPE ARCHITECTURE	46
MANUFACTURED HOUSING	48
MOISTURE PROBLEMS	49
MORTGAGES & HOUSING FINANCE	53
NATIVE PEOPLES	58
THE NORTH	62
PUBLIC/SOCIAL HOUSING	63

PAGE

REAL PROPERTY 66

REGULATORY REFORM 68

RENTAL HOUSING 70

RESIDENTIAL REHABILITATION 72

SELF-HELP HOUSING 73

SINGLE PEOPLE 74

STUDENT HOUSING 76

WASTE DISPOSAL 77

WOMEN 80

MISCELLANEOUS 82

INDEXES:
a) author 84
b) title 92
c) subject 102

TABLE DES MATIÈRES

	PAGE
ARCHITECTURE DU PAYSAGE	46
AUTOCHTONES	58
AUTOCONSTRUCTION	73
BÉTON -- DOMMAGE PAR LA CORROSION	3
CHAUFFAGE ET VENTILATION	21
EAUX USÉES ET DÉCHETS	77
ÉTUDIANTS -- LOGEMENT	76
FEMMES	80
HABITATIONS -- CONSTRUCTION	29
HABITATIONS USINÉES	48
HANDICAPÉS	19
HUMIDITÉ	49
HYPOTHÈQUES ET LOGEMENT -- FINANCES	53
INCENDIES -- PRÉVENTION	18
LOGEMENT	34
LOGEMENT LOCATIF	70
LOGEMENT SANS BUT LUCRATIF ET COOPÉRATIVES	4
LOGEMENT SOCIAL	63
LE NORD.	62
PERSONNES ÂGÉES	6
PERSONNES SEULES	74
POLITIQUE DU LOGEMENT	41

PAGE

POLLUTION DE L'ENVIRONNEMENT ET SON CONTRÔLE 12

PRÉVISION ET DEMANDE DE LOGEMENTS 39

PROPRIÉTÉ IMMOBILIÈRE 66

RECYCLAGE DE BÂTIMENTS 1

RÉFORME RÉGLEMENTAIRE 68

REMISE EN ÉTAT DES LOGEMENTS 72

SANS-ABRI 27

SAUVEGARDE DU PATRIMOINE 24

URBANISME ET ÉTABLISSEMENTS HUMAINS 2

UTILISATION DU SOL 44

DIVERS 82

INDEX:

a) auteurs 84
b) titres 92
c) vedette-matière 110

BUILDING RECYCLING / RECYCLAGE DE BÂTIMENTS

1.
TITRE : Analyse financière et hypothèse de recyclage d'un bâtiment vacant, 5891 - 95 St-Denis, Montréal, Québec
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1989 (Programme de bourses d'études)

Ce bref rapport propose une hypothèse de recyclage pour la restauration d'un bâtiment vacant de Montréal. Il décrit le bâtiment ainsi que les travaux à effectuer et présente une analyse de l'enveloppe budgétaire requise.

2.
TITRE : Reconversion en habitations : élaboration d'un outil d'évaluation
AUTEUR : Louise Leclerc
ADRESSE
BIBLIOGRAPHIQUE : Mémoire (M.Arch.) - Université Laval, 1989 (Programme de bourses d'études)

Ce mémoire vise à développer un outil d'évaluation pour la reconversion d'un bâtiment ancien en habitations. Il décrit les démarches entourant la construction de l'outil; présente les résultats obtenus lors des deux essais préliminaires, et énumère les révisions apportées à l'outil. L'outil final se veut un outil pratique avec lequel un bâtiment à reconvertir peut être évalué quant à sa compatibilité à la fonction résidentielle. L'outil comprend huit sections, chacune traitant d'un aspect précis:

I Identification: cueillette des données de base sur le bâtiment et son site.
II Évaluation des valeurs historiques et archéologiques.
III Évaluation de la valeur socio-culturelle.
IV Évaluation de la valeur architecturale.
V Évaluation de la valeur urbanistique.
VI Évaluation de la condition physique du bâtiment.
VII Potentiels et contraintes dûs à la réglementation.
VIII Évaluation de la compatibilité à la fonction résidentielle.

CITY PLANNING & HUMAN SETTLEMENTS / URBANISME ET ÉTABLISSEMENTS HUMAINS

3.
TITLE : Habitat : Canada's International Role in Human Settlements Development
AUTHOR : H. Peter Oberlander and Arthur L. Fallick
IMPRINT: Ottawa : CMHC, 1990

More than twenty years ago Canada began to participate internationally in addressing urbanization and settlement issues in the context of human and natural environments. This document highlights many of the initiatives which Canada has undertaken in support of human settlements development, from participation at the United Nations Conference on the Human Environment in Stockholm in 1972 to the development of the Global Strategy for Shelter (GSS) following the International Year of Shelter for the Homeless in 1987. It provides a context within which Canada's affirmed support of the GSS can be viewed.

4.
TITLE : Zoning in Vancouver : An Expert System to Assess Development Proposals
AUTHOR : Julian Francis Atkins
IMPRINT: Thesis (M.A.) - University of British Columbia, 1990 (Scholarship Program)

The purpose of this thesis is to develop and evaluate an expert system based upon current development control legislation. Euclid, the demonstration system presented, has been built around a sample of the City of Vancouver zoning schedules, specifically those schedules governing two-family residential districts. Euclid is written in Turbo Prolog 2.0, a language which is accessible without extensive or specialized computer learning.

The thesis concludes that expert systems can be built rather quickly by planners, and that development control is a good application domain. The research did uncover several weaknesses and inconsistencies which appear to be related to the way in which zoning by-laws have been written. The discipline of programming in logic may help to avoid or resolve such problems.

CONCRETE CORROSION / BÉTON -- DOMMAGE PAR LA CORROSION

5.
TITLE : Cathodic Protection for the Rehabilitation of Concrete Parking Structures
AUTHOR : Robert Halsall and Associates Limited for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

The purpose of this report is to document the present state of knowledge about cathodic protection (CP) systems for concrete parking structures. It is intended as a reference document for individuals who desire a technical understanding of the theory and application of the process. The report outlines the principles behind cathodic protection of reinforced concrete; examines basic design considerations; and evaluates rehabilitation strategies. It also includes recommendations for the installation and monitoring of cathodic protection systems.

6.
TITLE : Extent of Carbonation in Buildings in Toronto
AUTHOR : John A Bickley Associates Ltd. for the Research Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1990

This report describes the second phase of a multi-phase study of the potential for carbonation in Canadian buildings. Concrete core samples were taken from 28 buildings in Toronto and tested with invasive but non-destructive procedures to determine the extent of carbonation.

The study concluded that, in Toronto, a proportion of the building stock will experience carbonation corrosion damage within its service life. Balconies appeared to be the most vulnerable component with one third of the balconies tested having a rate of carbonation penetration higher than is considered desirable. In two of the balconies, carbonation had already reached the specified reinforcement depth. While vertical, cast-in-place concrete columns and pre-cast cladding panels would most likely last their service life without corrosion-induced structural damage, two buildings did have an excessively high rate of carbonation relative to design life expectancy.

7.
TITLE : Users' Guide to Cathodic Protection of Reinforced Concrete Parking Structures
AUTHOR : Peter Halsall, Robert Halsall and Associates Limited for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

The purpose of the Users' Guide is to provide building owners and managers with a general understanding of the principles involved in the use of cathodic protection for corrosion damaged, reinforced concrete parking structures. It examines the primary causes of concrete corrosion; discusses cathodic protection technology; and describes those cathodic protection systems which are currently available. Lists of system suppliers and known parking structure installations are included in the Guide.

COOPERATIVE & NON-PROFIT HOUSING / LOGEMENT SANS BUT LUCRATIF ET COOPÉRATIVES

8.
TITLE : Co-operative Housing for Sole-Female Parents : Pockets of Empowerment in the Struggle for Community

AUTHOR : Rita A. Nadasdi
IMPRINT: Thesis (M.A.) - Acadia University, 1988 (Scholarship Program)

The purpose of this study was to investigate the social reality of lone-female parents living in three co-operative housing developments in the Annapolis Valley. Two of the co-operatives, the Annapolis Valley and the Apple Blossom Housing Co-operative, were plagued with internal division and personal conflicts. Neither co-operative offered support for women in general, or for sole-female parents in particular. Moreover, both co-operatives established policies which discriminated against sole-female parents.

The third co-operative, Evangeline Courts Housing Co-operative, was developed with the specific concerns of single parents in mind. Its success can be attributed to the ideological commitment of its members who chose co-operative housing out of a desire to live in a community setting. At present, thirteen out of nineteen families in Evangeline Courts are led by sole-female parents.

9.

TITRE : Évaluation du Programme fédéral des coopératives d'habitation : rapport provisoire

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, Division de l'évaluation de programme, 1990

Cette évaluation du Programme des coopératives d'habitation présente les résultats de plusieurs enquêtes, cas d'études, et études préliminaires. Elle fournit des données sur les caractéristiques des coopératives et leurs occupants; les besoins et la demande en matière de logement coopératif; et la mesure dans laquelle le Programme sert les ménages ayant des revenus faibles ou modestes.

L'évaluation considère également l'administration et la gestion du logement coopératif, ce qui comprend l'examen des pratiques de gestion dans les coopératives et une discussion de l'état matériel du parc de coopératives d'habitation. Le contexte financier des coopératives est également visé: le prêt hypothécaire indexé, les coûts des programmes, et la rentabilité du Programme des coopératives d'habitation. La raison d'être du Programme fédéral des coopératives est examinée à la lumière des constatations de l'évaluation.

Also available in English under the title: Evaluation of the Federal Co-operative Housing Programs : Draft Report.

10.

TITLE : Evaluation of the Federal Co-operative Housing Programs : Draft Report

IMPRINT: Ottawa : CMHC, Program Evaluation Division, 1990

This evaluation of Federal Co-operative Housing Programs presents the results of several surveys, case studies, and background studies. It provides data on the characteristics of co-operatives and their residents; the need and market for co-operative housing; and the extent to which the programs are serving low and moderate-income households.

Another group of issues discussed in the report concerns the delivery and management of co-operative housing. This includes an examination of management practices in co-operatives and a discussion of the physical condition of the co-operative housing stock. The financial environment surrounding co-operatives is also reviewed. The Index-Linked Mortgage is examined, program costs are presented and the cost-effectiveness of co-operative programs is

detailed. The rationale for the Federal Co-operative Housing Program is addressed in light of the evaluation findings.

Aussi disponible en français sous le titre: Évaluation du Programme fédérale des coopératives d'habitation : rapport provisoire.

ELDERLY / PERSONNES ÂGÉES

11.
TITLE : At Home with Alzheimer Disease : Useful Adaptations to the Home Environment = La Maladie d'Alzheimer chez soi : comment créer un environnement adapté au malade
IMPRINT: Ottawa : CMHC, 1990

The purpose of this brochure is to provide Alzheimer caregivers with helpful ideas about practical changes they could make to their homes to suit both their patients' behaviour and their own needs.

The suggested changes are meant to:

- Increase the safety and security of the patients;
- Adapt to the patients' wandering, pacing, and confusion about where they are;
- Prevent or reduce the patients' anxiousness and restlessness; and
- Meet caregivers' needs for assistance and respite.

12.
TITLE : Elderly Homeowners Turned Renters : Reasons for Move
AUTHOR : Hok Lin Leung
IMPRINT: Ottawa : CMHC, 1990 (External Research Program)

This study examines the demographic profiles, decision rationale, housing characteristics, and expectations of elderly homeowners - turned - renter movers from an environmental psychology perspective. One hundred in-depth interviews were conducted in Kingston and Peterborough, Ontario, focusing on three attributes of the housing environment: shelter quality, neighbourhood quality, and service accessibility. The study aims to identify the type and level of supports that are needed to prevent the move or to facilitate the move if it cannot be prevented.

Some of the significant findings of the survey include:

1. Female movers were less healthy, living alone, and were longer term residents in their home and neighbourhood.

2. The reason cited most often for the move was the difficulty in maintaining the shelter quality, followed by lack of social support and declining health.

3. Shelter quality showed no improvement after the move, and neighbourhood quality showed general decline.

4. More than half of the movers would move again after the initial relocation, but for different reasons.

13.
TITLE : Housing and Support Service Needs and Preferences of Rural Seniors from Three Regions in Canada : Findings from Field Tests of a Seniors' Survey Developed to Assist Rural Communities in Ascertaining the Accommodation and Support Services Needs of Local Elders

AUTHOR : Gloria M. Gutman and Gerald Hodge, for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This report presents the findings of field tests of a Seniors' Survey completed by 417 older persons living in ten small communities in three different regions of Canada: the Central Kootenay Regional District in British Columbia; Wellington and Perth Counties in Ontario; and Kings County in Nova Scotia. It provides a detailed description of the respondents socio-demographic characteristics, health and functional status, and their housing and living arrangements as well as their need for support services.

Some of the key findings of the report were:

- More than 80% of respondents reported having no difficulty meeting their shelter costs.

- Few respondents had made use of federal programs to improve their living conditions. and general awareness of these programs was low.

- One-third to one-half of the homeowners expressed an interest in sheltered housing, congregate housing, and in buying a retirement housing unit. There was less interest in moving into a garden suite or purchasing a mobile home. Homesharing was the most popular option for aging in place with revenue.

- Support services were needed for indoor/outdoor house maintenance and for transportation.

14.
TITLE : Initiatives Relating to Housing Choices for Older Canadians = Initiatives reliées aux choix de logement des Canadiens âgés
IMPRINT: Ottawa : CMHC, 1990

This report describes a variety of initiatives undertaken by Canada Mortgage and Housing Corporation, several in collaboration with provincial housing agencies and the private sector, that are designed to contribute to extending the range of housing choices for older Canadians. These initiatives include an awards program, conferences, demonstration projects, publications, research projects and reports, and the production of audio-visual cassette tapes.

15.
TITRE : Initiatives reliées aux choix de logement des Canadiens âgés = Initiatives Related to Housing Choices for Older Canadians

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce rapport expose diverses initiatives entreprises par la Société canadienne d'hypothèques et de logement, dont plusieurs en collaboration avec des agences d'habitation provinciales et le secteur privé, qui visent à donner un plus grand choix de logements aux Canadiens âgés. Ces activités comprennent un programme de prix d'excellence, des conférences, des projets de démonstration, des publications, des projets de recherche et des études, ainsi que la production de bandes vidéo.

16.
TITRE : La Maladie d'Alzheimer chez soi : comment créer un environnement adapté au malade = At Home with Alzheimer Disease : Useful Adaptations to the Home Environment

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

L'objectif de cette brochure est de donner à ceux qui s'occupent des personnes atteintes de la maladie d'Alzheimer des idées de changements utiles et pratiques qu'ils pourraient effectuer dans leur maison pour rendre leur tâche plus facile tout en tenant compte du

comportement des malades.

Les changements suggérés visent à:

- Accroître la sécurité et la protection de la personne atteinte de la maladie d'Alzheimer;
- Tenir compte de la tendance à errer des malades, de leur agitation, et de leur confusion;
- Prévenir ou réduire l'anxiété et la nervosité des personnes atteintes et;
- Répondre aux besoins d'aide et de répit des dispensateurs de soins.

17.
TITLE : Older Widows and Housing : An Exploration of the Inter-relationships Between Contexts and Perceptions
AUTHOR : Jane A. McNiven
IMPRINT: Thesis (M.A.) - Dalhousie University, 1987 (Scholarship Program)

Many social scientists consider elderly widows to be the most vulnerable group in society. Yet little housing research has focussed on this group and its problems. This study attempts to explore the housing contexts of older widows through an extensive literature review and information gained from in-depth interviews with 25 elderly widows in 6 different housing contexts in Halifax, N.S. Its primary purpose is to examine the widows' perceptions and subjective interpretations of their housing contexts and compare them to the underlying assumptions made in the literature.

Almost without exception, the women expressed an attachment to their housing contexts. All expressed serious concern over future physical security regardless of housing context. To maintain one's independence was the single most important perceived desire whether one lived in a single family dwelling or apartment; rented or owned; or lived alone or with others.

18.
TITLE : A Presentation on Emergency Response Systems : The Canadian Perspective
AUTHOR : Luis Rodriguez for the First National Symposium on Emergency Response Services for Frail Persons Living Alone, May 31 - June 2, 1990, Washington, D.C.
IMPRINT: Ottawa : CMHC, 1990

Significant socio-demographic changes have taken place in Canada over the past 35 years. Given the rapid growth in the elderly

population, more formal and informal support will be required to address the needs of older seniors and disabled persons. This paper delivered by Luis Rodriguez of CMHC, examines the usefulness and reliability of emergency response systems in helping the frail elderly and the disabled to continue to live in their own homes. It describes various initiatives and pilot projects which are being undertaken across the country by hospitals, government agencies, and non-profit community-based organizations to provide emergency response monitoring systems for the elderly.

19.
TITLE : Redefining the Applicability Gap by Undertaking Design : A Case Study of Layouts for Seniors' Shared Housing
AUTHOR : Elizabeth Anne Ellis
IMPRINT: Major Paper (M.E.S.) - York University, 1988 (Scholarship Program)

This paper examines the dynamic interplay of various elements which are involved in the design process. A particular design problem, the plan layout of a house to be shared by four seniors, provides the opportunity to explore the design process in terms of its creative assumptions and conceptual elements. It follows the design process from the creation of preliminary sketches to the preparation of two different sets of housing designs which provide private sleeping/sitting/bathing facilities for each tenant as well as neutral open common spaces. Floorplans for both sets of designs are included in the paper as well as a critique of each option. The case study shows that even when the same designers produce two designs of about the same size, for the same client, using the same conceptual framework, the plan layouts can be quite different.

20.
TITLE : Retirement Housing in Australia
AUTHOR : Donald James Weideman
IMPRINT: Ottawa : CMHC, 1988

The objective of this research was to examine current developments in senior citizen housing in Australia with an emphasis on resident-funded retirement housing. The project scope included an overview of existing housing options, a description of unique Australian accommodation forms, and a determination of the relative success of the variety of housing options in current use. Among the many options discussed are infill housing, rental housing cooperatives, granny flats, life tenancy arrangements, Abbeyfield houses, retirement villages, and home equity conversions.

21.
TITLE : Retirement Housing Preferences of the Pre-Elderly : A Conjoint Analysis
AUTHOR : Robert Grant Hollett
IMPRINT: Thesis (M.Sc.) - University of Guelph, 1989 (Scholarship Program)

This thesis investigates the preferences for various retirement housing options of 103 pre-elderly persons (aged 55 - 64) in Cambridge and Central Wellington County, Ontario, using Conjoint Analysis.

With the exception of persons living alone, respondents would prefer to own a two bedroom, conventional home in a small or large rural community for a purchase price of $125,000. The location of the retirement dwelling was less important to respondents than other housing attributes. Analysis also revealed a strong desire to downsize from a three or more bedroom dwelling to a two bedroom dwelling (but no smaller) upon retirement.

22.
TITLE : The Senior Citizens Department of the Regional Municipality of Niagara, Ontario and Its Continuum of Care Model : A Case Study
AUTHOR : Nancy Gnaedinger, Andrew Wister, and Elizabeth Pittaway
IMPRINT: Ottawa : CMHC, 1990

This case study describes the historical background, context, mandate, structure, and human resources of the Senior Citizens Department of the Regional Municipality of Niagara, as well as its relationships with the Region, the Province, and other human service organizations. Key elements of the continuum of care model are highlighted, described, and assessed. The three accommodation options offered through the Department - Home Sharing, Satellite Homes, and Homes for the Aged - as well as fourteen support programs/services are described in detail. Trends that are of concern to staff of the Department, such as the increasing numbers of seniors with dementia who need care, are also discussed.

ENVIRONMENTAL POLLUTION & CONTROL / POLLUTION DE L'ENVIRONNEMENT ET SON CONTRÔLE

23.
TITRE : Activités de la SCHL concernant la qualité de l'air des habitations, 1980 - 1990
AUTEUR : Terry Robinson, Division de la recherche, SCHL
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce document donne un aperçu des activités de la Société canadienne d'hypothèques et de logement en ce qui concerne la qualité de l'air des habitations. Le document fait ressortir les principaux thèmes de la recherche et décrit, en détail, les projets de recherche passés, présents, et projetés. On peut s'y renseigner également sur les activités de la Société en matière de diffusion d'information et d'élaboration de lignes de conduite.

Also available in English under the title: Indoor Air Quality Initiatives at CMHC 1980 - 1990.

24.
TITLE : Fireplace Air Requirements
AUTHOR : ORTECH International, Scanada Consultants Ltd., and Sheltair Scientific Ltd., for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

The objective of this research was to find ways to keep fireplaces from exhausting excessive amounts of house air leading to house depressurization and the spillage of combustion products into the indoor air. Factory-built fireplaces were used for the testing, as they were easy to modify and could be placed on the laboratory weigh scale to determine wood burn rate.

Five fireplaces were tested, ranging from an inexpensive, "builder's model" to one with fan-forced combustion and circulation air. Fresh air intakes were ducted either to the circulation air plenum or to the firebox. The chimneys used were typically type A vents, although an air-cooled and a 650°C were used for comparison on one fireplace.

The fireplaces tested were able to withstand house depressurization of up to 10 Pa before smoke spillage became a problem. The more tightly built fireplaces and the one with an integral supply fan came close to meeting their own air requirements. No dangerously high temperatures were observed during normal testing.

Directly-ducted fresh air intakes did supply most of their own air requirements but uncertainty still exists on how dangerous these installations are when flow reversal causes the exhausting of combustion products. The fresh air intakes which were connected to the circulation air chamber were found to supply only a small percentage of the required air (as little as 2%). The tightly built fireplaces with low chimney flow rates (eg. less than 10 L/s) did not act as a major source of exhaust and could be run in almost any house without endangering the venting of other combustion appliances.

25.
TITLE : Housing for the Environmentally Hypersensitive : Survey and Examples of Clean Air Housing in Canada
AUTHOR : Drerup Construction Ltd. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This report summarizes research undertaken across Canada in the winter of 1989-90. Nearly a hundred people with environmental health problems were contacted and asked about their homes and their health. Information about individual actions to reduce exposure in homes was collected along with comments about the effectiveness of these measures. The report constitutes a partial picture of: the nature and extent of "clean air" housing in Canada; the resources people have found useful in producing these houses or renovations; and the building materials and heating and ventilation systems found in ten of the houses which were investigated in detail.

26.
TITLE : Indoor Air Quality Initiatives at CMHC 1980 - 1990
AUTHOR : Terry Robinson, Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This document provides a summary of the activities undertaken by CMHC in the field of indoor air quality. It gives a general overview of the Corporation's approach to indoor air quality issues, outlines major research themes, and describes past, current and planned research projects in some detail. CMHC's initiatives in information transfer and policy development are also included.

Aussi disponible en français sous le titre: Activités de la SCHL concernant la qualité de l'air des habitations, 1980 - 1990.

27.
TITLE : Indoor Air Quality Test Protocol for Highrise Residential Buildings : Final Report
AUTHOR : Buchan, Lawton, Parent Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This manual provides a protocol for the assessment of air quality in high-rise residential buildings. The protocol is based on a three stage process; a preliminary assessment, simple contaminant measurements and, where warranted, complex measurements. The preliminary assessment consists primarily of site inspections and occupant surveys. The second stage involves simple, usually inexpensive, contaminant measurements which, in most cases, identify the majority of problems. The final stage of the investigative process is required only when careful evaluation during the first two stages has not identified both the causes and probable solutions to any detected problems. Included in the manual are a number of checklists to assist in the preliminary assessment process and a description of measurement techniques.

28.
TITRE : Projet de recherche sur l'isolement acoustique procuré par des assemblages plancher-plafond dans les constructions à ossature de bois
AUTEUR : MJM Conseillers en acoustique
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce rapport présente les résultats de la première étape d'un projet de recherche sur l'isolement acoustique procuré par les assemblages plancher-plafond dans les constructions à ossature de bois. L'objectif principal du projet consistait à étudier le rendement acoustique de différents matériaux à mettre en place par le dessous des assemblages plancher-plafond, notamment les absorbants phoniques employés entre les solives, de même que les revêtements de plafond et leurs techniques de pose.

On recommande fortement la mise en place de fourrures résilientes dans les assemblages plancher-plafond séparant deux logements. Le fait de doubler la masse d'un plafond en planches de gypse fixées à des fourrures résilientes a permis d'améliorer d'environ 5 dB l'indice STC, et de 5 dB l'affaiblissement sonore à toutes les fréquences. Toutefois, la meilleure façon d'améliorer le rendement

acoustique d'un assemblage plancher-plafond existant consiste à en construire un autre en dessous.

Also available in English under the title: Research Project on the Noise Isolation Provided by Floor/Ceiling Assemblies in Wood Construction (Compendium of Research 1988/89).

29.
TITLE : Residential Gas Combustion Venting Issues Forum, June 18 & 19, 1987 : Proceedings
AUTHOR : Ashton and Associates Ltd., in association with Resource Integration Systems Ltd., for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1987

The Residential Gas Combustion Venting Issues Forum was sponsored and co-chaired by Canada Mortgage and Housing Corporation, the Canadian Gas Association, and the Heating, Refrigeration and Air Conditioning Institute, with financial assistance provided by Energy, Mines and Resources Canada. The objectives of the forum were:

1. To communicate (to various industry members and representatives) the findings of CMHC's combustion venting research; and

2. To engage industry in a cooperative effort aimed at determining the issues, potential implications, and possible action plans derived from the research results.

Summaries of the presentations and group discussions as well as the closing comments of the various representatives from industry are included in the report. The Forum provided participants with specific information on: the Building Code; exposure guidelines for residential indoor air quality; and combustion venting research issues.

30.
TITLE : Sound Performance of Wood Floor/Ceiling Assemblies : Stage II
AUTHOR : C. William Bradley for CMHC
IMPRINT: Ottawa : CMHC, 1990

In response to concerns vis-à-vis excessive noise transmission between units in group housing projects, CMHC commissioned studies to determine the performance of floor/ceiling assemblies separating superimposed units in wood frame buildings.

The first study, carried out by MJM Acoustical Consultants Inc., looked at improving the sound performance of floor/ceiling assemblies by adding various elements from underneath. This study focuses on the performance of various floors which have been improved from above by the addition of carpets, concrete, additional plywood, fibre board, etc.

Tests were conducted on 22 floor assemblies at the National Research Council. Some of the conclusions of the report were that:

- Airborne sound insulation increases with floor surface mass at a rate of 6 dB per double surface mass, but that impact sound isolation cannot be related to the surface mass.

- Carpet with a separate foam underpad provides excellent impact isolation. When the finish floor is not carpet, it is necessary to provide a floating floor to achieve high impact isolation (11C55 and up).

- Since they are acoustically similar, unfurred floors are to be preferred to furred floor assemblies for their reduced thickness.

- Care must be taken in construction to insure that resilient floor layers are not short circuited by nails, screws or concrete. Perimeter details must allow movement, yet be airtight.

31.
TITLE : Survey of the Medical Impact on Environmentally Hypersensitive People of a Change of Habitat
AUTHOR : Stephen R. Barron for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This report summarizes the results of a medical survey of 29 people suffering from environmental hypersensitivity disorder. It also reviews the literature on environmental illness and the medical discipline of clinical ecology.

The respondents completed detailed medical questionnaires documenting a variety of symptoms associated with environmental hypersensitivity. All respondents reported an improvement in health following modifications to their homes to reduce chemical exposures. Since the sample population was derived from a source with a strong pre-existing bias, the results of the medical survey are not statistically useful. Nevertheless, they do mirror the information reviewed in the literature about the clinical characteristics of the illness.

32.
TITLE : Testing of a Factory-Built Fireplace with Outdoor Air Supply Connected Directly to Firechamber
AUTHOR : Colin A. McGugan, ORTECH International, for the Research Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1989

Previous tests on a fireplace with a direct outdoor air supply to a relatively tight firechamber had raised concerns about the potential for reverse flow, and consequent spillage of combustion gases into the air intake. In order to verify whether such a hazardous condition could arise, additional tests were conducted during which negative pressures were applied to see if this would induce reverse flow. Tests were conducted with the air flow damper fully open, as well as partially closed. Negative pressure at the air intake raised duct temperatures but did not appear to create a hazardous situation, as long as the fireplace damper was kept open. With the damper partially closed, it was possible to create spillage from the firechamber into the air inlet duct, thus raising the temperature of the duct surface sufficiently to pose a hazard in wood enclosures. This occurred even with no negative pressure at the air intake. To put this in perspective, the report notes that during normal operation the fireplace damper is fully open. In order to induce spillage it was actually necessary to hold the damper in a closed position with a wire fastening.

33.
TITLE : Testing of Three Factory-Built Chimneys
AUTHOR : Colin McGugan, ORTECH International for the Research Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report describes, in greater detail, the chimney testing that is summarized in an earlier report Fireplace Air Requirements

Three chimneys were tested in conjunction with a standard factory-built fireplace designed for use with the air-cooled chimney. Chimney A was air-cooled, with a 200 mm inside diameter and a 300 mm outside diameter. Cooling air was supplied through a 100 mm duct running from the base of the chimney to an air intake hood on the exterior wall of the test room. Chimney B was a type A chimney, with a 200 mm inside diameter and a 250 mm outside diameter. Chimney C was a 650°C chimney, with a 200 mm inside diameter and a 300 mm outside diameter.

The air-cooled chimney had some operating characteristics which were different from the type A and the 650°C chimneys. In general,

the outside surface temperature of the type A and the 650°C chimneys decreases with height. With the air-cooled chimney, there was an initial increase in outside temperature with height. This increase was partially attributed to an increase in the temperature of the cooling air inside the chimney as it travelled up through the chimney.

FIRE PREVENTION / INCENDIES -- PRÉVENTION

34.
TITLE : The Costs and Benefits of Smoke Alarms in Canadian Houses
AUTHOR : A.T. Hansen and R.E. Platts, Scanada Consultants Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

The purpose of this study was to establish the effectiveness of smoke alarms, evaluate the costs and benefits of extending their use to houses that do not currently have them, and consider ways of improving their dependability.

The study investigated and analyzed Canadian and American fire records from 1980 to the present. The study concludes that smoke alarms are saving about 26 lives per year per million new houses at a very small or nil cost per life saved. The report also concludes that the opportunity to extend smoke alarm protection to the 18% portion of Canadian houses still without smoke alarms and to ensure that the protection is maintained in other houses is one of the greatest life-saving and cost-saving opportunities open to society.

35.
TITLE : Fire Separations : (Final Report)
AUTHOR : A.T. Hansen, A.T. Hansen Consulting Services
IMPRINT: Ottawa : CMHC, 1990

This report discusses the requirements for fire separations in smaller residential buildings covered by Part 9 of the 1990 National Building Code. It is intended to serve as a model for building codes in other jurisdictions. A brief introduction discusses the differences between fire separations and fire rated assemblies and describes where they are typically required in residential construction. Subsequent sections discuss the requirements for such elements as framing, shafts, party walls, firewalls, etc. Although an attempt has been made to cover those features common to most regulations, the report emphasizes that it is the responsibility of the builder to be aware of the law under which he builds as well as local codes.

HANDICAPPED / HANDICAPÉS

36.
TITLE : Breaking Down the "Discretionary Use" Barrier
AUTHOR : HSP Humanité Services Planning Ltd.
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

This report contains the results of a telephone survey conducted in Alberta to determine contemporary attitudes towards persons with disabilities living in ordinary community settings, and to determine the relevance of current "Discretionary Use" clauses. The vast majority of those surveyed (about 90%) had no negative feelings about persons with disabilities living in their neighbourhood.

The research findings indicate the need for a clear and concise communications strategy to facilitate the removal of discriminatory by-laws. The following recommendations are made in the report:

- A lobby to advise the elected representatives of the majority view;

- A lobby of Provincial Ministers to amend the 1972 Planning Act and to amend the Individual's Rights Protection Act to include mental handicap within its definition; and

- The development of a communications strategy for dealing with municipal governments in Alberta.

37.
TITLE : Case Study of the Participatory Design Process of an Apartment for Seven Physically Disabled Adults
AUTHOR : Katherine Jane Taylor
IMPRINT: Thesis (M.Sc.) - Cornell University, 1990 (Scholarship Program)

This case study describes and evaluates the participatory design process undertaken by seven severely disabled quadruplegics, two architects, and three other professionals in designing a seven-suite apartment unit for the Stanley Noble Stronge Housing Co-operative in Vancouver.

The planning of the participatory design process which was characterized as "ad hoc" emerged as one aspect which could be improved. Participants cited a need for greater structuring of the process. However, the inclusion of individuals with needs that design professionals are usually not cognizant of led to the creation of more appropriate design features in relation to

accessibility and physical care. Participation in the decision-making process was also instrumental in empowering the residents and preparing them for deinstitutionalization and community living.

38.
TITLE : Housing Needs Survey for People with Disabilities
AUTHOR : P.E.I. Council of the Disabled Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1989 (Operations' Support Project)

The P.E.I. Council of the Disabled designed and developed 3 surveys which were administered during the summer of 1988 on Prince Edward Island. The surveys were directed to 3 different groups: persons with disabilities; private landlords; and agencies and organizations that work for or with disabled people. The objectives of the surveys were to determine the housing and support care needs of the disabled, develop an inventory of suitable housing units in the private sector, and ascertain the need for a central housing registry of accessible rental units.

This report provides a summary of the significant findings for each survey and includes copies of the three survey instruments.

39.
TITLE : Supportive Community Living : Planning Community Based Housing and Support Services in Ontario
AUTHOR : Ann E. Jackson
IMPRINT: Independent Enquiry Project (Master of Social Work) - Carleton University, 1989 (Scholarship Program)

This study examines the concept of "supportive community living" as a new policy direction in the Ontario government's provision of housing and support services for disabled people. The author contends that the ideology of community is used in the social policy development process to mask and de-politicize the issues which are really at stake.

The data used comes from the recent Ontario Ministry draft report, More Than Shelter, advocacy group and media analysis, task force reports and some research into consumers' housing preferences. The study examines the concept of "community" and analyzes the influence of "community" ideology on social policy development.

The author indicates that deinstitutionalization, supportive community living, and independent living can be used very effectively so that government seems to be responding to the social needs and aspirations of people, while actually concentrating on economic restraint and bureaucratic manipulation.

HEATING & VENTILATION / CHAUFFAGE ET VENTILATION

40.
TITLE : The Canadian Residential Duct and Chimney Survey : Final Report
AUTHOR : Sheltair Scientific Ltd., for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report describes the results of a major, cross-Canada survey of residential chimneys, ducts, and heating and ventilation systems. The report gives an outline of the survey design, the test protocol design, and the test results. Twenty houses were tested in each of 10 communities across Canada. A detailed test protocol was established to test most household devices in approximately 2.5 hours. This included procedures for testing exhaust fans, furnace and wood stove chimneys, heating systems, fireplaces, measurement of leakage of vent connectors and vertical chimneys, etc. The testing was conducted using a special device for measuring air flows and heat losses in ducts called the Duct Test Rig or DTR. Details of the design and development of the DTR can be found in an earlier report entitled Duct Test Rig.

41.
TITLE : The Effectiveness of Low-Cost Continuous Ventilation Systems
AUTHOR : CANETA Research Inc. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This study was initiated to investigate simple, inexpensive alternatives to heat recovery ventilators in providing adequate indoor air quality control in houses with and without forced air distribution systems.

Several low-cost ventilation systems were found to be both practical and effective. Upgraded bathroom exhaust fans and kitchen range hoods appeared to be a low-cost way of providing the required exhaust capacity. For electrically heated houses or for houses without a furnace flue, a limited distribution system employing small diameter ducts was recommended. In houses with forced-air distribution systems, the addition of a fresh air supply powered by a central fan was suggested.

42.
TITLE : Establishing the Protocols for Measuring Air Leakage and Air Flow Patterns in High-Rise Apartment Buildings
AUTHOR : C.Y. Shaw and R.J. Magee, Institute for Research in Construction, National Research Council
IMPRINT: Ottawa : CMHC, 1990

This report describes a set of test procedures developed for conducting a systematic study of air leakage and air flow patterns in multi-storey apartment buildings. The test methods were applied successfully to measure the airtightness values for the building enclosure, the exterior walls of individual storeys, and interior partitions of a 5-storey building. The air flow patterns of the building were also examined to determine how a contaminant would migrate from its source to other locations and how the outdoor air would be distributed through the heating and ventilating system. The heating and ventilation system could not be used successfully for measuring the airtightness value of the building envelope. These findings would likely be true for other apartment buildings with similar heating and ventilating systems.

43.
TITLE : Modifications and Refinement of the Computer Model "Wood Burning Simulator"
AUTHOR : Scanada Consultants Limited for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1987

The WOOD BURNING SIMULATOR was refined to allow modelling of the following phenomena: heat transfer through firebox enclosure; flame radiation; firebox re-radiation; fireplace doors; and combustion air intakes into the firebox. The results of these refinements produced a model that is capable of simulating wall and flue gas temperatures for the following types of solid fuel burning appliances: standard site-built masonry fireplaces, standard site-built masonry fireplaces with metal inserts, factory-built fireplaces, and wood stoves.

Calibration of the model was conducted using data from tests on masonry fireplaces. The model predicts flue gas temperatures reasonably well but seems to overpredict firebox wall temperatures. Further field testing is recommended to allow complete calibration of the model in areas such as temperature gradients through different types of firebox enclosures and the effects of fireplace doors and combustion air intakes on these firebox enclosure temperatures. Incorporation of some additional algorithms is also recommended.

44.

TITLE : Project to Continuously Monitor the Performance of the Laminar Air Flow Super Window-Humidity Controlled Air Inlet-Baseboard Heater Ventilation and Heating System

AUTHOR : G.K. Yuill and Associates Ltd. for Willmar Window Industries Ltd.

IMPRINT: Ottawa : CMHC, 1989

This report summarizes the work on a project undertaken for the Project Implementation Division under the Housing Technology Incentives Program. The objective of the project was to identify both the benefits and deficiencies of employing the Laminar Air Flow Super Window/Humidity Controlled Air Inlet/Baseboard Heater System in new energy-efficient housing in Winnipeg, Manitoba. One time/pre-occupancy measurements of airtightness and air filtration were conducted and continuous monitoring of various temperatures, relative humidities, and exhaust fan flow rates was carried out under normal occupancy conditions.

The LAFSW/HCAI/BH system was found to perform reasonably well in heating and ventilating the house. However, some difficulties were encountered and further development of the controlled air inlets will be required. The HCAIs that were used did not restrict air flow sufficiently in the closed position. It was also determined that relative humidity is not a good indicator of occupancy. Back draft dampers at the air inlets were necessary to avoid backdrafting problems and temporary frosting of windows in the winter.

Radon levels in the basement were measured to be above the United States Environmental Protection Agency's (U.S.E.P.A.) action level of 4 pCi/L, although they did remain below Health and Welfare Canada's long-term exposure guideline of 20 pCi/L. Incorporating subslab ventilation into the central exhaust system should reduce the radon levels to below the U.S.E.P.A. action level.

45.

TITLE : Ventilation and Airtightness in New Detached Canadian Housing

AUTHOR : Tom Hamlin, John Forman, and Mike Lubun for the Research Division, CMHC

IMPRINT: Ottawa : CMHC, 1990

This study examines issues concerning ventilation in new houses in light of data relating to indoor air quality, airtightness, and ventilation equipment performance. It uses probability methods to combine the data from recent field surveys and assess the needs and potential impact of a ventilation standard in terms of air flow; air distribution; house depressurization; and energy consumption.

Based on the samples available, about 2 in 5 new houses nominally meet this standard. One house in 5 could exceed depressurization limits for naturally aspirated combustion equipment. About two houses in 3 would meet the continuous ventilation capacity rate using bathroom and kitchen range hood fans but noise and durability may require upgrading of these fans. About 3 in 4 houses would meet air distribution requirements by forced warm air heating or ducted fresh air distribution.

HISTORIC PRESERVATION / SAUVEGARDE DU PATRIMOINE

46.
TITRE : L'Avenue du Mont-Royal : un projet de revitalisation
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1989 (Programme de bourses d'études)

Ce rapport décrit l'histoire et l'évolution de l'avenue du Mont-Royal, sa perception actuelle par les Montréalais, et les problèmes auxquels il faut trouver des solutions pour que l'avenue redevienne prospère. Le rapport décrit également les efforts de la Société d'initiative et de développement des artères commerciales de l'avenue du Mont-Royal (SIDAC) qui de concert avec Héritage Montréal a décidé de monter un projet semblable à celui de Main Street (Rues Principales) de la fondation Héritage Canada. Le but du projet était de sensibiliser les marchands à l'importance de rénover leurs bâtiments tout en respectant l'architecture et les valeurs historiques du quartier. La SIDAC a donc offert aux commerçants de l'avenue les services gratuits d'un spécialiste en rénovation.

Le projet s'est heurté à plusieurs problèmes dont le plus important était un malentendu entre les marchands et la SIDAC. Dès que les marchands ont compris que la SIDAC leur offrait uniquement un service de conseils et n'allait pas rénover les façades de leurs commerces, ils se sont retirés du projet.

47.
TITRE : Le Cinéma Rialto et ses intérieurs
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1989 (Programme de bourses d'études)

Le Rialto, construit à Montréal en 1923 selon les modèles de "movie palaces", possède des finis intérieurs d'une extraordinaire richesse. Ce rapport fournit: un bref historique du cinéma Rialto; un relevé photographique de ses finis intérieurs (65 photos); une description de l'état actuel des finis; et des suggestions quant à leur conservation.

Selon l'auteur, il serait bien possible de restaurer les décors originaux du Rialto bien qu'il reste beaucoup de travail à faire pour trouver les composantes et les couleurs d'origine de certains finis.

48.
TITLE : Domestic Vernacular Architecture & Architectural Conservation : A New Brunswick Farm Site
AUTHOR : Natalie Bull
IMPRINT: Rapport de travail dirigé (M.Sc.A.) - Université de Montréal, 1990 (Scholarship Program)

This report documents the architectural restoration of a frame farmhouse which was built circa 1850 near Woodstock in New Brunswick. It discusses building typology and architecture, identifies the requisite interventions for frame and foundation problems, and estimates the cost of repairs. Restoration philosophy for vernacular domestic architecture is explored and a design proposal for the property is presented. This includes altering room function as required, using materials salvaged from other buildings, and reconstructing a lost annex.

49.
TITRE : L'Isolation des vieilles maisons
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1988 (Programme de bourses d'études)

Lorsqu'on effectue un travail sur un vieux bâtiment il faut se rappeler les principes de conservation et la

philosophie qui sous-tend l'intervention pour ne pas compromettre l'intégrité de la structure historique. Jusqu'à présent, les guides et la plupart des manuels sur l'isolation partent de l'hypothèse que les finis intérieurs et extérieurs de la maison sont facilement remplaçables. Ils ne considèrent même pas les cas où ces finis peuvent avoir une valeur architecturale. Ce travail de synthèse vise à combler ce vide en fournissant des renseignements sur la fonction et l'efficacité de certains matériaux isolants et en décrivant les meilleures méthodes d'isolation pour des bâtiments à caractère historique.

50.
TITLE : Planning and Heritage Preservation : The Case of the Talbot Streetscape, London, Ontario
AUTHOR : Karen Hughes
IMPRINT: Research Paper (M.Sc.) - University of Toronto, 1990 (Scholarship Program)

This paper analyzes the feasibility of incorporating an historic streetscape into the proposed redevelopment of the Talbot block in London, Ontario. The study outlines: the history of the block, the architectural significance of the "Talbot Streetscape"; the alternative redevelopment plans for the site; the economics of preservation; and a market analysis of the downtown London office and retail sectors. The report recommends preserving the Talbot Streetscape as a tourist attraction and proposes a mixed-use development emphasizing specialized retailing and service facilities.

51.
TITRE : Les Portes de bronze de l'édifice de la Confédération
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1989 (Programme de bourses d'études)

Au cours des années les portes de bronze de l'édifice de la Confédération se sont détériorées. Les principales causes de cette détérioration étaient les sels de déglaçage, la pollution atmosphérique, les pluies acides, et l'utilisation de mauvais produits d'entretien. Ce rapport décrit l'état dans lequel se trouvaient les portes et les diverses étapes des travaux entrepris pour leur restauration.

52.
TITRE : Prévention de la démolition des bâtiments vacants
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1989 (Programme de bourses d'études)

Ce travail se veut une proposition pour assurer la sauvegarde d'un bâtiment vacant de Montréal, dans le quartier St-Edouard et Montcalm. Le bâtiment est analysé afin de déterminer son intérêt patrimonial et de justifier sa conservation. Des méthodes de protection provisoires sont suggérées, à la fois à un niveau ponctuel (interventions sur le bâtiment) et à un niveau plus général (règlements et mesures à prendre par la ville).

HOMELESSNESS / SANS-ABRI

53.
TITLE : Homeless Youth : A National Problem - A Local Response
AUTHOR : Nancy Fillmore
IMPRINT: Independent Enquiry Project (Master of Social Work) - Carleton University, 1990 (Scholarship Program)

Recent community studies indicate that the size of the youth population among the homeless is disproportionately high and continuing to grow in relation to other subgroups. Despite this reality, service programs capable of responding to the unique needs of this group have been slow to evolve. This study analyzes the incidence, causes, and reality of youth homelessness at the national level and in the Ottawa-Carleton region. At the local level, a community need assessment revealed that the shelter services currently in existence are either inappropriate or inaccessible to youth in need of immediate shelter. The findings also indicate that there is a critical need for a youth shelter in the region.

54.
TITLE : Housing Trends and the Role of Public Policy in Generating Homelessness : A Case Study of Vancouver, British Columbia
AUTHOR : Leslie J. Gilbert
IMPRINT: Thesis (M.A.) - University of British Columbia, 1989 (Scholarship Program)

Using Vancouver as a case study, this thesis examines the extent to which municipal and provincial housing policy decisions have contributed to the problem of homelessness over the past decade. It also draws some general conclusions about the nature of government action with respect to security of tenure, housing affordability, and the provision of rental housing.

The author attributes the problem of homelessness in Vancouver to two major factors: 1) the reluctance of policy makers to interfere with free market principles; and 2) policy decisions which favour owners over renters. The study recommends a range of policy options that governments could employ to remedy the inequalities of housing scarcity. These include: bylaw enforcement; zoning changes; subsidies to construct rental housing; and encouraging public/private joint ventures.

55.
TITLE : A Right to Housing in Canada and the U.S.
AUTHOR : Susannah Worth Rowley
IMPRINT: Thesis (Master of Laws) - University of California at Los Angeles, 1987 (Scholarship Program)

This thesis discusses the problem of homelessness and the issue of shelter rights in the U.S. and Canada. It provides a brief summary of the body of U.S. federal constitutional jurisprudence which culminated in the finding of a non-right to housing. The thesis also examines claims of a constitutional right-to-shelter being made in state courts in New York, New Jersey, and California. It is suggested that certain state constitutions provide fruitful arguments for a right to housing and hence may provide more useful sources of precedent for similar claims which might be made in Canada under the Charter of Rights and Freedoms. Compelling arguments are also put forth in favour of looking to international law for sources of precedent when interpreting the Charter.

HOUSE CONSTRUCTION / HABITATIONS -- CONSTRUCTION

56.
TITLE : Advances in Basement Technology
AUTHOR : The Becker Engineering Group in association with Scanada Consultants Ltd., for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

The purpose of this study is to set a framework within which to evaluate basement advances in the context of building science, functionality, reliability, performance, and liveability. A number of vanguard basement systems incorporating the use of concrete block, preserved wood, and galvanized steel structural materials are presented and evaluated against a benchmark, site-cast concrete basement. Among the common features of these different vanguard systems are:

1. An external, composite drainage layer/capillary break/ insulation material extending the full height of the basement wall;
2. A continuous, granular subfloor drainage layer with an internal, covered sump for the collection of water and soil gases; and
3. An exposed, integral architectural finish on the inside of the structural wall element of the basement.

57.
TITRE : Le Béton, matériau adapté au logement de basse densité : mesures favorables à l'innovation et à l'amélioration de la qualité de la construction résidentielle au Québec
AUTEUR : Monica La Rivière
ADRESE
BIBLIOGRAPHIQUE : Mémoire (M.Sc.A.) - Université de Montréal, 1990 (Programme de bourses d'études)

En se posant la question: "Le béton, représente-t-il une alternative à la construction résidentielle de basse densité?", ce mémoire met en évidence la problématique de l'innovation et de la qualité dans le domaine du logement. Le mémoire est rédigé en deux grandes parties. La première partie examine des systèmes innovateurs en construction industrialisée; identifie les facteurs qui déterminent l'adoption ou le refus d'une innovation; et explique les raisons pour lesquelles l'utilisation du béton est rare dans la construction domiciliaire de basse densité au Québec. La deuxième partie du mémoire vise à formuler des mécanismes de contrôle de la qualité dans

l'habitation qui favoriseraient l'innovation et ouvriraient la voie à l'utilisation du béton dans le domaine de la construction résidentielle.

58.
TITLE : Criteria for the Testing of Wall Sheathing for Load-Bearing Steel Studs
AUTHOR : D.L. Tarlton in collaboration with R.M. Schuster and A.S. Zakrzewski
IMPRINT: Ottawa : CMHC, 1990 (External Research Program)

The parameters which influence the structural design of stud wall systems dependent on sheathing for bracing are best determined directly from racking tests of full scale wall panels. However, small-scale tests can be substituted, giving results which are usually conservative. This report describes the development of small-scale test criteria which can be used to determine or confirm sheathing parameters for use in the design of load-bearing steel stud wall systems. The consultants suggest that consideration should be given to the preparation of a test standard based on the criteria contained in the report, and formulated under the aegis of an accredited standards writing organization such as the Canadian Standards Association (CSA) or the Canadian General Standards Board (CGSB).

59.
TITLE : Define the Most Cost-Effective Cladding System in Canada : Results of a Survey
AUTHOR : Heinz Keller, Suter Keller Inc. for the Research Division, Policy Research and Program Sector, CMHC
IMPRINT: Ottawa : CMHC, 1990

This survey examines the initial construction costs, cladding durability and related repair costs, as well as other factors which affect the overall life-cycle costs of the various cladding systems.

Two questionnaires were sent out to developers, property managers, and housing authority officials. The first was intended to determine general repair trends for a large sample of installations. The second was directed at some specific individuals to obtain more detailed information. The replies, as well as cost estimates for cladding repairs, were used to determine average repair costs for nine cladding systems.

Of the systems examined, conventional stucco applied to steel stud backup walls was found to be the least expensive system to install

while precast concrete panels were the most expensive. The brick veneer/steel stud system was found to have the highest average repair costs. Polymer modified stucco and metal cladding systems tended to require the least repairs. Conventional stucco applied to steel stud walls was found to be the most cost-effective over the 25-year life cycle examined. Precast concrete was found to be the least cost-effective.

60.
TITLE : Development and Evaluation of a Stress Skin/Post Tension Wall System : Final Report
AUTHOR : Sylvapro Inc. for the Housing Technology Incentive Program
IMPRINT: Ottawa : CMHC, 1990

This report describes the design, operation, and testing of a stress skin/post tension wall system. It also outlines benefits to the construction industry through the use of this wall system, including savings in time and money and guaranteed quality under any climatic conditions. The development and testing of various prototype walls is briefly outlined. The report concludes that the high quality, convenience, ease of handling and installation, and its low price will make this stress skin post tension wall system a popular construction component.

61.
TITRE : Essai de système pare-air pour murs à ossature de bois
AUTEUR : W.C. Brown et G.F. Poirier, Conseil national de recherches du Canada pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1988

Ce projet visait à mesurer les fuites d'air et à déterminer la résistance en charges structurales de systèmes pare-air destinés à des murs à ossature de bois. Les essais ont été effectués à l'aide d'un appareillage et selon un mode opératoire élaborés par l'Institut de recherche en construction, et décrits dans le rapport.

Dix échantillons ont été mis à l'essai, neuf avec une ossature de bois et un avec une ossature d'acier. Les résultats des essais, résumés dans le rapport, figurent en détail à l'annexe.

Also available in English under the title: Testing of Air Barrier Systems for Wood Frame Walls (Compendium of Research, 1987/88).

62.
TITLE : Field Investigation of Brick Veneer/Steel Stud Wall Systems
AUTHOR : Suter Keller Inc. for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report examines the design, construction practices, and in-service performance of the brick veneer/steel stud (BV/SS) wall system. Eight buildings in three different climatic regions of Canada were investigated. The investigation consisted of : a visual examination of the brick veneer; a detailed inspection of the exterior wall system through inspection openings; and a thermographic survey.

The condition of the brick veneers ranged from satisfactory to poor in some buildings. In general, steel studs were found to be in satisfactory condition except for one building in St. John's where the studs exhibited considerable corrosion. The consultant concluded that the performance of the BV/SS wall was more adversely affected by deficiencies in current construction practices than by exposure to severe climatic conditions.

63.
TITLE : Financial Management Practices and Plight of Small and Medium-Sized Building "Contractors"
AUTHOR : Lawrence Kryzanowski for CMHC
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

This study examines the financial management practices and plight of small and medium-sized building "contractors" (SMBCs) in the residential construction industry. It also identifies those financial management practices which have a material impact on the ongoing financial success and viability of SMBCs.

The study finds that participants emphasize planning for execution rather than for the financial viability of projects; appear to be oriented towards cost control rather than cash or profitability control; use few of the common risk management techniques; incorrectly rate the initial (feasibility analysis) and final (marketing and selling) phases as being the least important in the eventual success or failure of projects; and operate at reduced managerial effectiveness due to overwork and overextension. The study also finds that, while large homebuilders will gain market share over the next decade, small and medium-sized homebuilders can continue to be a dominant force if their technical and human capital are continually updated. The study recommends the establishment of a formal education program and the acceleration of computerization within the industry.

64.
TITRE : Guide à l'intention des utilisateurs de la partie 9 du Code national du bâtiment
AUTEUR : Siricon
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Cet ouvrage s'adresse aux constructeurs de petits bâtiments résidentiels et aux différents corps de métier. Il constitue un guide de lecture orienté vers les différentes sections d'importance majeure et les différentes exigences de la partie 9 du Code national du bâtiment, édition 1990.

Le document est basé sur des illustrations de détails de construction présentées suivant les principales étapes de construction d'une habitation. Des tableaux présentant des difficultés d'interprétation sont également illustrés, accompagnés de commentaires.

Le Guide présente également un bref aperçu de la réglementation du bâtiment, dresse un portrait de la structure du Code national du bâtiment, et explique les notions de hauteur et d'aire de bâtiment. Enfin la partie 9 est présentée.

65.
TITLE : Seminar on Brick Veneer Wall Systems
IMPRINT: Ottawa : CMHC, 1989

This seminar report presents information relating to the design, construction, and inspection standards of brick veneer/concrete masonry and brick veneer/steel stud (BV/SS) wall systems. The report is divided into four sections: Part 1 presents the results of a needs study and industry survey; Part 2 is an advisory document which examines all of the important design and construction issues for both the brick veneer/concrete masonry and brick veneer/steel stud enclosure systems; Part 3 summarizes the results of a five-part laboratory test program conducted at McMaster University; and Part 4, which is theoretical in nature, develops a model for the three dimensional behaviour of BV/SS wall systems.

66.
TITLE : Solid Log Wall Construction
AUTHOR : Aplin Engineering Ltd.
IMPRINT: Ottawa : CMHC, 1989

This booklet examines various problems associated with building solid log walls. Problems are described, their causes defined, and solutions outlined. Four main categories of problems are analyzed: excessive moisture which causes staining, decaying, and discoloration; settlement problems due to shrinkage; air leakage from ineffective sealing techniques; and distortion problems.

The author suggests that most problems with log wall construction can be avoided with careful design, the proper selection and handling of logs, and the use of appropriate construction practices.

67.
TITLE : Staining of Joint Compound on Drywall
AUTHOR : John L. Pugh, Sandringham Consultants for CMHC
IMPRINT: Ottawa : CMHC, 1989

This report describes phase 1 of the investigation into the cause of drywall discoloration problems in new houses. Its purpose is to outline the background, the facts, and analytical information obtained from the sampling and testing program, and to make interim suggestions for the builder to adopt in order to minimize the effect of discoloration.

HOUSING / LOGEMENT

68.
TITRE : Activités de la SCHL portant sur des questions environnementales = CMHC Activities Which Address Environmental Concerns

ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

En vertu de son mandat d'améliorer les conditions de vie et de logement, la SCHL entreprend un certain nombre d'activités afin d'examiner le rapport de ces conditions avec le développement durable et l'environnement. Ce rapport décrit les activités de la Société en cours ou prévues pour 1990 qui traitent de ces questions sur le plan global ou détaillé.

69.
TITLE : An Assessment of Housing and Service Needs for Families of Incarcerated Criminal Offenders
AUTHOR : Lindsay Brian Mills
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont. : School of Urban and Regional Planning, Queen's University, 1989 (Scholarship Program)

The purpose of this study is to assess the housing and special service problems faced by families of inmates in Kingston, Ontario; to identify weaknesses or gaps in the current level of assistance; and to make recommendations for better delivery of services.

The findings of the report suggest that the current network of support for families of inmates is inadequate. The recommendations include: expanding visiting hours; improving the system of transportation to all area institutions; and providing an information and counselling service for wives of offenders. The report also recommends that funding be expanded to create more Bridgehouse-type short-term housing facilities for prisoners' wives and families.

70.
TITRE : Besoins de logement des groupes spéciaux : une synthèse des recherches francophones
AUTEUR : Mario Lebeau ... et al., Urbanitek Inc.
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Cette étude de synthèse a été entreprise dans le but de faire le point sur les recherches francophones au Canada dans le domaine des besoins de logement spéciaux. Deux méthodes ont été utilisées pour relever les recherches rédigées en français : une recherche bibliographique et des entrevues avec des personnes ressources-clés. Il s'agissait d'identifier les recherches-clés, de classer cette documentation dans le cadre des besoins de logement spéciaux, et de faire des recommandations sur l'orientation future de la recherche. Une bibliographie annotée se trouve en annexe du rapport ainsi qu'une liste des références et une liste des personnes-ressources.

71.
TITLE : CMHC Activities Which Address Environmental Concerns = Activités de la SCHL portant sur des questions environnementales
IMPRINT: Ottawa : CMHC, 1990

As part of its mandate to improve housing and living conditions, CMHC is undertaking a number of activities to address the linkages that connect housing and living conditions with sustainable development and the environment. This report describes specific activities underway or planned for 1990 which address these concerns from both a micro and a macro perspective.

72.
TITLE : Catalogue of Canadian Housing and Shelter Organizations : A Contribution to the International Year of Shelter for the Homeless -- 1987
AUTHOR : Barry Pinsky and Mitzi D'Sousa, Rooftops Canada Foundation for CMHC
IMPRINT: Ottawa : CMHC, 1988

This catalogue, compiled by Rooftops Canada as part of its contribution to the International Year of Shelter for the Homeless, lists 384 non-profit organizations that provide shelter and housing services across Canada. Of those listed, a very small number are government agencies. The catalogue is organized by province, from east to west. Each entry is listed alphabetically by city or town, and includes pertinent information on services provided by the organization, its target groups, and its service area.

73.
TITLE : CHARLIE : CHBA/CMHC Demonstration Home
IMPRINT: Ottawa : CMHC : Canadian Home Builders' Association : Hamilton & District Home Builders' Association, 1989

This booklet introduces members of the housing industry and the general public to the CHBA/CMHC Demonstration Home which is named Charlie : C - Canadian; H - Housing; A - Alternative; R - Regulatory Reform; L - Lifestyle; I - Innovative; and E - Excellence. The key issues in designing the demonstration house were affordability and flexibility. Cost savings were achieved by creating two stacked units and by using new, innovative products. This R-2000 home can be a single 2,000 square foot residence or can be converted, with minimum disruption and cost, to two completely self-contained units.

74.
TITRE : Consultation sur la qualité du logement : recommandations préliminaires et points à discuter = The Housing Quality Consultation : Preliminary Recommendations and Issues for Further Discussion

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

À la fin de 1988, la SCHL a tenu une consultation afin de savoir quels remèdes apporter aux problèmes de qualité du logement. La consultation a commencé par la diffusion d'un document de consultation qui se voulait un schéma de discussion. Le document a obtenu une très large audience, puisque la SCHL a reçu 40 rapports.

Le but du second document consiste à indiquer les questions que les répondants ont perçues comme cruciales et les domaines qui gagneraient à être approfondis davantage, à signaler les points où il y a eu consensus, et à définir les recommandations préliminaires. Élaborées par la SCHL, les recommandations ont trait aux domaines où le consensus est assez large; elle les présente pour que les participants à cette consultation les examinent et disent ce qu'ils en pensent.

75.
TITLE : Have Low Housing Investment Levels Been a Cause of High Japanese Growth Rates?
AUTHOR : Brian Kenneth Maclean
IMPRINT: Thesis (Ph.D.) - York University, 1989 (Scholarship Program)

The purpose of this dissertation is to determine whether Japan has under-invested in housing throughout the postwar period and whether such under-investment would have contributed to economic growth. Although the dissertation concludes that Japanese under-investment in housing did indeed contribute to economic growth until 1970, there is no evidence to suggest that Japan has been under-investing in housing during the last two decades. Even if policies which discouraged housing investment had been pursued from the 1970s onward, they would not necessarily have contributed to measured economic growth. As indicated by the chronic savings-investment surplus which has developed, the Japanese economy is no longer suffering from a shortage of capital relative to domestic business investment opportunities. Housing investment may add as much, if not more, to Japanese growth as investment in foreign assets.

76.
TITLE : Housing Expenditures : A Look at How Demographic Factors Influence Them
AUTHOR : Henry Bartel, William L. Marr, and Douglas J. McCready
IMPRINT: Ottawa : CMHC, 1990 (External Research Program)

This study examines the relationship between spending on shelter and demographic and other household characteristics. The study uses data on individual households living in cities with a population of 100,000 or more from the Survey of Family Expenditure (1978, 1982, 1984, and 1986). The main demographic variables include the age, country of birth, and gender of the household head along with the composition of the household.

The study finds that both demographic and non-demographic factors have an impact on shelter expenditures. It notes instances of shelter expenditures exceeding 30 percent of total expenditure for households headed by those 70 or older, households in the lowest income quintile, unattached individuals, and households in which neither spouse works. In addition, households headed by females allocate a higher proportion of their total expenditures to shelter than do households headed by males. In general, groups devoting a high fraction of their expenditures to shelter are found to have higher elasticities of shelter expenditure with respect to total expenditure, suggesting that , given an increase in their incomes, they would spend more heavily on shelter than other groups would if their incomes were similarly increased.

77.
TITLE : The Housing Quality Consultation : Preliminary Recommendations and Issues for Further Discussion = Consultation sur la qualité du logement : recommandations préliminaires et points à discuter
IMPRINT: Ottawa : CMHC, 1990

At the end of 1988, CMHC initiated a consultation process to identify what should be done to address housing quality issues. The first step in the process was the release of a consultation document to serve as a focus for discussion. Over 40 responses to the document have been received from a wide spectrum of interests.

The intent of this second document is: to indicate the issues which were perceived as critical as well as any areas in which further discussion would be beneficial; to report on any consensus that emerged; and to identify preliminary recommendations. The recommendations, developed by CMHC, relate to areas where a high degree of consensus exists and are presented for review and reaction by respondents.

78.
TITRE : Le Langage des façades : une perception du statut social
AUTEUR : Sylvie Gautron
ADRESSE
BIBLIOGRAPHIQUE : Travail de session (Maîtrise en sciences d'aménagement) - Université de Montréal, 1989 (Programme de bourses d'études)

Ce travail visait à déterminer, à l'aide d'un questionnaire et des photos, si les gens utilisent l'environnement bâti comme moyen de départager les gens en classes sociales différentes. Le questionnaire servait à définir la classe socio-économique, la mobilité et l'ascension sociale des gens interviewés ainsi que la manière dont ils se voyaient. Les photos, dont il y en avait douze, ne montraient que les façades des maisons choisies pour l'enquête. Ces maisons étaient parmi les plus typiques de la ville de Montréal. On a demandé aux personnes interrogées de décrire le caractère et le type d'activités de l'individu habitant le lieu ainsi que son statut social. Selon les résultats de l'enquête certains types d'habitations répondent à des critères précis qui permettent aux personnes interrogées de classer les gens dans différentes classes sociales.

HOUSING FORECASTING & DEMAND / PRÉVISION ET DEMANDE DE LOGEMENTS

79.
TITRE : Une Comparaison des taux de subvention implicites des services du logement locatif et du logement occupé par son propriétaire
AUTEUR : Mario Fortin
ADRESSE
BIBLIOGRAPHIQUE : Sherbrooke, Qué. : Université de Sherbrooke, Département d'économique, 1990 (Programme de bourses d'études)

En ne taxant pas le rendement implicite du capital investi dans un logement occupé par un propriétaire et en exonérant le gain en capital réalisé sur une résidence principale, le système fiscal subventionne implicitement les logements occupés par leur propriétaire. Par ailleurs, les locataires bénéficient ultimement des avantages fiscaux accordés au logement locatif et en particulier du taux d'imposition plus faible des gains en capital et de l'allocation du coût en capital supérieure à la dépréciation physique. Les simulations montrent que si

le taux d'endettement du logement est faible, il est plus avantageux d'être propriétaire. L'avantage fiscal relatif de la propriété résidentielle s'accroît avec les taux réels d'intérêt mais diminue avec l'inflation. La popularité des logements en copropriété pourrait ainsi résulter de la baisse du taux d'inflation et de l'augmentation des taux réels d'intérêt observés depuis la fin de la grande récession.

80.
TITRE : L'Inflation, la fiscalité et la demande de logement occupé par son propriétaire : un modèle d'intégration
AUTEUR : Mario Fortin
ADRESSE
BIBLIOGRAPHIQUE : Thèse (Ph.D.) - Université Laval, 1988 (Programme de bourses d'études)

Dans cette thèse, un modèle de cycle de vie incluant les impacts fiscaux et financiers de l'inflation sur la demande de logement occupé par son propriétaire est développé. Si le ménage n'est pas contraint par ses liquidités, l'inflation affecte positivement la demande de logement lorsque les intérêts sur l'hypothèque sont déductibles, alors que s'ils ne le sont pas l'effet est en général de signe indéterminé. Lorsque les liquidités sont contraignantes, l'effet de l'inflation est de signe indéterminé, avec ou sans déductibilité des intérêts hypothécaires. Le modèle montre également qu'en général le système fiscal canadien subventionne implicitement les services du logement occupé par son propriétaire. Enfin, le sentier de consommation des biens et services autres que le logement est discontinu à l'achat et à la vente du logement si et seulement si la contrainte de liquidité est serrée alors que le sentier de consommation des services du logement est discontinu seulement si le coût de ces services est différent selon les deux modes d'occupation.

81.
TITLE : Inflation, Taxes, Liquidity Constraints and the Demand for Housing
AUTHOR : Mario Fortin
IMPRINT: Sherbrooke, Qué : Université de Sherbrooke, Département d'économique, 1989 (Scholarship Program)

Expected inflation can affect housing demand through a lower user cost of owner-occupied housing and higher nominal mortgage payments. Two types of solutions are possible. If the household does not face a binding liquidity constraint, housing demand reacts

positively to a higher expected rate of inflation. But if the liquidity constraint is binding, the impact of inflation on housing demand is ambiguous. However, this impact is likely to be positive at a low inflation rate, although it rapidly becomes negative when inflation becomes higher.

82.
TITLE : New Brunswick Housing Needs Study : Final Report
AUTHOR : WMS Associates Ltd., DPA Group Inc., Gardner Pinfold Consulting Economists, and Nordco Limited for CMHC and the New Brunswick Housing Corporation
IMPRINT: Ottawa : CMHC, 1988

The main purpose of the New Brunswick Housing Needs Study was to develop sub-provincial estimates of housing need within the province. Housing need was measured using three different models: The Core Need Model, a Modified Core Need Model, and the Provincial Housing Need Model (Proneed). Each of these three models includes indicators of affordability (the measurement of the ability of households to pay for housing), adequacy (an assessment of the physical condition of the dwelling and absence/presence of basic facilities), and suitability (a comparison of the household size and the composition of the dwelling). The study also determined the extent of the delivery gap between existing housing programs and the level of housing need. Ways and means of maintaining the data base developed through the study are recommended.

HOUSING POLICY / POLITIQUE DU LOGEMENT

83.
TITRE : L'État et la diversification des modes de propriété du logement : une analyse des programmes québécois LOGINOVE et CORVÉE-HABITATION
AUTEUR : Michèle A. Blain
ADRESSE
BIBLIOGRAPHIQUE : Thèse (Ph.D.) - Université de Montréal, 1988 (Programme de bourses d'études)

Cette thèse vise à analyser les conséquences économiques et sociales de deux stratégies différentes du gouvernement du Québec, le programme de restauration résidentielle LOGINOVE et le programme d'aide à la production résidentielle, CORVÉE-HABITATION. Elle cherche également

à évaluer l'influence de ces programmes sur le processus de diversification de certains modes de propriété dans la Ville de Montréal.

Les résultats de la recherche montrent que l'ensemble des intervenants impliqués dans le processus de production et d'allocation du logement ont bénéficié directement ou indirectement des programmes d'aide au logement de manière très inégale. Si les programmes cherchaient à favoriser certains groupes, ils n'ont pas nécessairement rejoint ceux qu'ils visaient. Ainsi LOGINOVE a davantage bénéficié aux propriétaires qu'aux locataires, tandis que CORVÉE-HABITATION a subventionné davantage ceux qui pouvaient s'offrir les logements les plus chers. Pour les délogés, les programmes ont apporté une détérioration de leur qualité de vie. Ces programmes ont aussi exercé une influence sur le processus de diversification des modes de propriété: LOGINOVE par son soutien discriminatoire en faveur des coopératives d'habitation locatives et CORVÉE-HABITATION par le soutien à la production d'immeubles multifamiliaux destinés à la copropriété divise.

84.

TITLE : The Implementation of Public Policy in Developing Countries : A Case Study of Housing in Nigeria's New Capital City at Abuja

AUTHOR : Erasmus Uchenna Morah

IMPRINT : Thesis (Ph.D.) - University of British Columbia, 1990 (Scholarship Program)

This dissertation examines the inability of the Nigerian government to provide affordable housing for all income groups in Nigeria's new capital at Abuja. While recognizing that the gap in the provision of housing in the new capital can be related to a host of factors, the argument is put forth that the disposition of policy officials to build a high-class, western style administrative capital militated against wider access and affordable housing goals. As a result, policy officials promoted medium- and high-cost housing rather than housing based on local demand and available resources.

The study suggests that a dispositional change is required to encourage a more "Nigerian" city. This means discarding the current imported development practices and replacing them with a more functional orientation based on the nature of local demand for dwellings.

85.
TITLE : Inner-City Housing Through the Partnership Approach : An Evaluation of Three Initiatives
AUTHOR : Ian MacBurnie
IMPRINT: Research Paper (Graduate Diploma) - Architectural Association, London, England, 1988 (Scholarship Program)

Responding to new social and economic imperatives which have made unilateral public investment lack credibility, many municipalities have chosen to devise various models of joint-venture public/private-sector partnerships to promote affordable, middle-income housing in formerly undesirable inner-city neighbourhoods.

In order to better comprehend the objectives, organizational strategy and impact of public/private partnerships, this paper examines the evolutionary trends in housing policy with respect to the concept of partnership and assesses the relative merits of three housing partnership initiatives: Berlin's Internationale Bauausstellung, Glasgow's Merchant City, and Montreal's Opération 20 000 logements. In light of Montreal's intention to re-organize its existing program, the paper proposes a new housing partnership program specifically designed to address the needs of the eastern and southern districts of Montreal's inner-city.

86.
TITLE : The Municipal Role in the Supply and Maintenance of Low Cost Housing : A Review of Canadian Initiatives
AUTHOR : J. David Hulchanski ... et al.
IMPRINT: Ottawa : CMHC, 1990

This study identifies and documents the current range of Canadian innovative municipal housing activities which seek to maintain existing low-cost housing or create new, low-cost housing. The study is presented in three parts. Part I, The Municipal Role in Low Cost Housing, introduces the study and reviews and summarizes the findings. Part II, Municipal Initiative Fact Sheets, contains detailed fact sheets on thirty-six municipal housing initiatives. Part III consists of an annotated bibliography on the municipal role in housing in Canada and a bibliography on U.S. state and local strategies for low-cost housing.

The survey of Canadian municipalities found that a wide range of activities are being pursued. These fall into nine general categories; political leadership and advocacy; planning and policy; regulations - standards and zoning; regulations - process; organization; land and buildings; financing; taxation and fees; and information and related services. This study finds that many Canadian municipalities are undertaking a broad range of new and

innovative initiatives to address various aspects of their community's low-cost housing needs.

87.
TITLE : A Preliminary Analysis of Low-Income Housing Policy for Belize City
AUTHOR : Julie Tasker-Brown
IMPRINT: Research Project (Master of Urban Planning) - McGill University, 1989 (Scholarship Program)

This research project examines the housing situation in Belize City and the institutional context in which housing policy is formulated. Several critical areas are identified: overcrowding due to the shortage of affordable housing; the extreme scarcity of developable land; deterioration of the existing housing stock; and the lack of housing finance for low-income groups.

The report recommends a radical change in the existing institutional structure to avoid overlapping of responsibilities. Instead of becoming involved in the actual construction process, the government should support and facilitate the private sector's efforts to build low-income housing. In addition, the government should concentrate on providing filled and drained land for future development and upgrade the deteriorating housing stock in older, inner-city areas.

LAND USE / UTILISATION DU SOL

88.
TITLE : Friends of Toronto : A New Vision
AUTHOR : Joan Judith Forrestal
IMPRINT: Research Paper (Master of Public Administration) - Harvard University, 1990 (Scholarship Program)

This paper discusses some of the differences and similarities between Canadian and American perspectives and policies in the matter of land use. It examines land use problems in the Toronto area and proposes a model for a non-profit, community-based agency that combines the legal aspects of land use planning with a proactive urban design function.

The proposed model, called Friends of Toronto, has a two-fold goal - balanced growth and the empowerment of downtown residents and small businesses. As an umbrella organization, Friends of

Toronto would work to increase small shops and the size of residential communities, particularly non-profit housing, in order to provide a counterbalance to extensive commercial development.

89.
TITLE : The Guelph Model : A Model for Subdivision Development in the Rural Landscape
AUTHOR : C. Brad Peterson
IMPRINT: Thesis (Master of Landscape Architecture) - University of Guelph, 1990 (Scholarship Program)

This thesis examines the nature of an appropriate model for the physical design of subdivision development in the rural landscape of Southern Ontario. This model, known as the Guelph model, arises from a consideration of a set of organizing principles which are applied to a set of common development issues. The Guelph model and a representative conventional counterpart are applied to a case study site near Rockwood, Ontario. The Guelph Model seeks to integrate new developments with rural landscape quality and character. A greater emphasis is placed on managing open space, preserving important cultural areas, and protecting natural environmental processes.

90.
TITLE : Land Monitoring System Feasibility Study
AUTHOR : Clayton Research Associates Limited for the Ministry of Housing, CMHC, Toronto Home Builders' Association, and the Urban Development Institute
IMPRINT: Ottawa : CMHC, 1990

The purpose of this report is to examine the feasibility of developing and maintaining a computerized land supply monitoring system in the Greater Toronto Area. It outlines three possible options for a monitoring system.

Option 1 is a simple system for monitoring aggregate vacant residential land in the development approvals process.

Option 2, a medium range system, would provide summary information on the amount of vacant land (and potential dwelling units) at each stage of the subdivision approvals process. It would also outline the characteristics of each subdivision according to size, date on which the subdivision entered each planning stage, and name of the owner of the land.

Option 3 describes a number of potential add-ons to the first two options to provide further information for monitoring vacant and potential residential land.

91.
TITLE : Land Suitability and Preparation Requirements for New Development Areas in Belize City
AUTHOR : Mark A. Côté
IMPRINT: Research Project (Master of Urban Planning) - McGill University, 1989 (Scholarship Program)

The purpose of this project is to provide guidelines for the formulation of land-use policy for new development areas in Belize City. The primary focus is on identifying and planning new land for future residential growth.

The report recommends that the housing policy of the Government of Belize should favour land provision schemes over initiatives aimed at providing housing directly to Belizeans. The report also recommends the incorporation of four basic elements into a land-use plan for Belize City. These are:

1) A comprehensive drainage plan;

2) Delineation of ecologically important land areas to be conserved;

3) Prioritization of "Development Units" for phased growth, based on land suitability analysis and the drainage plan; and

4) Appropriate subdivision and building regulations which state the desired housing densities, lot sizes, and minimum acceptable standards for infrastructure and land development.

LANDSCAPE ARCHITECTURE / ARCHITECTURE DU PAYSAGE

92.
TITLE : Design Standards and Guidelines for Open Space Systems in Medium-Density, Low-Rise Residential Communities and Their Application to the Master Plan for a Family Housing Complex at the University of Guelph
AUTHOR : Laura S. Simmons
IMPRINT: Integrative Project (Master of Landscape Architecture) - University of Guelph, 1989 (Scholarship Program)

The purpose of this project is to establish criteria for the design of successful open space systems in medium-density, low-rise

residential communities, and to make use of these principles in an actual case study. The project is divided into two parts. In Part One, a set of design standards and guidelines is prepared. These relate to: planning and site layout; micro-climatic modifications; linkages and circulation systems; security zones; and private outdoor spaces. Part Two applies the proposed standards and guidelines to the development of a site plan for a new 200 unit family housing complex at the University of Guelph.

93.
TITLE : Landscape Inventory & Impact Study : York Campus
AUTHOR : Jean-Marc Daigle, Donna Rocca, and Jon Munn
IMPRINT: Master of Environmental Studies. Toronto, Ont. : York University, 1990 (Scholarship Program)

This landscape inventory, commissioned by York University Development Corporation as an adjunct to the Campus Master Plan assesses the impacts of the Master Plan on the campus landscape. The inventory has been divided into two sections. The Biogeographical Inventory catalogues all vegetation and wildlife observed on the campus and provides some indication of existing drainage patterns. Ecologically sensitive areas of the campus are discussed in detail. The Human Uses section catalogues people's social, recreational, and educational interaction with the campus landscape. In addition, significant historical features of the campus are documented.

The inventory, which includes an impact assessment and analysis, also provides recommendations for constructive alternatives and guidelines for environmentally sensitive construction practices.

94.
TITLE : Wet Bottom Stormwater Ponds As Amenities : A Case Study
AUTHOR : Owen Prince
IMPRINT: Thesis (Master of Landscape Architecture) - University of Guelph, 1990 (Scholarship Program)

This thesis investigates the use of wet bottom stormwater ponds as amenities for local communities. A survey was undertaken of households located in close proximity to five such stormwater ponds in Guelph, Ontario. The results of the survey indicate that most households believe the ponds should be used for recreational purposes and also as a wildlife habitat. In addition, the survey generated suggestions for the aesthetic enhancement of future wet bottom stormwater impoundments.

MANUFACTURED HOUSING / HABITATIONS USINÉES

95.
TITRE : La Maison usinée en Suède
AUTEUR : Frank Neubacher pour la Division de la mise en oeuvre des projets, SCHL
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce rapport fait état des conclusions tirées d'une étude au Danemark et en Suède sur l'industrie scandinave du logement usiné. L'auteur a visité des usines de préfabrication de logements, des chantiers de construction et des lotissements achevés afin de mieux comprendre la conception, la production, la qualité de finition et l'efficacité énergétique de l'habitation usinée de ces pays. Le document décrit brièvement le processus de fabrication en Suède, le délai de livraison, ainsi que l'assemblage définitif tout juste avant l'occupation.

Also available in English under the title: The Swedish Factory-Crafted Home.

96.
TITLE : The Swedish Factory-Crafted Home
AUTHOR : Frank Neubacher for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This report describes the results of a fact-finding visit to Denmark and Sweden to investigate the Scandinavian factory-crafted housing system. The author visited housing manufacturing plants, construction sites and completed subdivisions in order to understand the design, production, finish quality, and energy efficiency of the Scandinavian factory-crafted housing. This report briefly describes the Swedish manufacturing process, the delivery system, and the final "stitching" process leading up to occupancy.

Aussi disponible en français sous le titre: La Maison usinée en Suède.

MOISTURE PROBLEMS / HUMIDITÉ

97.
TITLE : Comparison of WALLDRY Predictions with Atlantic Canada Moisture Test Hut Data
AUTHOR : G.K. Yuill and Associates Limited for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This project was carried out in two phases. During Phase 1, a detailed analysis of the corrected Atlantic Canada Moisture Test Hut Data was carried out in order to establish a correlation between the time a panel takes to dry to 19% moisture content and the configuration of the various panels. The moisture data, originally collected by Oboe Engineering Ltd., has since been altered by applying a correction algorithm to it.

Phase II involved the comparison of the WALLDRY predictions with the corrected moisture data analyzed in Phase I. WALLDRY was used to simulate the drying/wetting of the Atlantic Canada Test Hut walls by using hourly airport weather data. The simulation results were compared with the Test Hut measured data to assess the validity of the WALLDRY computer program. In more than half the simulated wall configurations, WALLDRY adequately predicted the drying/wetting phenomena. However, a number of weaknesses in the model were recognized. Several modifications to WALLDRY have been suggested which might improve its performance.

98.
TITLE : Criteria for the Air Leakage Characteristics of Building Envelopes : Final Report
AUTHOR : Trow Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1990

This report describes a procedure for estimating the moisture accumulation in building envelopes due to air leakage. The procedure is based on the calculated, steady state thermal conditions resulting from anticipated incremental changes in the indoor to outdoor temperature difference for a given locality. Monthly "bin" data, at 2°C intervals, is utilized in a computer program to calculate the thermal conditions within a particular envelope for specific indoor conditions, and the amount of condensation expected to accumulate in the envelope is determined on the basis of psychrometric processes involved and the physical arrangement and moisture absorption characteristics of the materials involved.

The calculation procedure is based on the assumption that the air flowing through the envelope comes into thermal and moisture equilibrium with the surfaces that it contacts. This represents the condition when the maximum amount of moisture will be condensed from the air and absorbed by the surface, and hence is appropriate as a basis for establishing limiting criteria. The limit chosen to establish the maximum leakage opening area criteria is based on a material within an envelope reaching a critical moisture content above which deterioration or degradation occurs. A Delphi technique was employed to obtain the collective opinion of a panel of selected experts as to appropriate coefficients to be used in the program and the critical moisture content levels for a number of current building materials.

Using these values, the procedure was employed to determine the applicable, limiting leakage opening areas for four representative wall constructions for seven climate regions of Canada.

99.
TITLE : The Environmental Performance of Brick Veneer/Steel Stud Curtain Wall Systems Subject to Air Pressure, Temperature and Vapour Pressure Differentials
AUTHOR : Andrew Kluge
IMPRINT: Thesis (Master of Engineering) - McMaster University, 1990 (Scholarship Program)

In this study, an experimental investigation of three types of brick veneer/steel stud curtain walls was performed with a specially built apparatus used to impose air pressure, temperature and vapour pressure differentials across test specimens. In all, five wall specimens were tested for air leakage, thermal performance and moisture accumulation.

An analytical investigation was also carried out with a simple, custom made finite difference computer program specially suited to determine temperature profiles in walls with a steel stud framing system. Six types of walls were evaluated with this model.

The conclusions presented indicate that certain wall designs perform poorly and that even small construction flaws can lead to serviceability problems. Conversely, care in choice and placement of the air barrier, vapour barrier and thermal insulation in the wall system can lead to a wall system that can sustain a small degree of construction errors and at the same time perform satisfactorily. The apparatus built for this study seems to have real potential as a cost-effective test tool to evaluate the environmental performance of wall systems.

100.
TITLE : A Report on Performance of Brick Veneer/Steel Stud Wall Systems Subject to Temperature, Air Pressure and Vapour Pressure Differentials (Part 3 of the McMaster University Laboratory Test Program on Brick Veneer/Steel Stud Wall Systems
AUTHOR : Robert G. Drysdale and Andrew Kluge
IMPRINT: Ottawa : CMHC, 1990

The purpose of this research was to investigate and document the potential for moisture condensation problems in brick veneer/steel stud type wall (BV/SS) systems. Experimental investigations of three types of BV/SS wall systems were performed using a specially built apparatus to provide air pressure, temperature, and vapour pressure differentials across test specimens. In all, five wall specimens were tested for air leakage, thermal performance, and moisture accumulation.

The test results demonstrated that even small openings in the air barrier can allow significant amounts of leakage. The consultants recommend that air barriers be included in the design of wall systems to reduce the vulnerability of walls to effects of thermal bridges and moisture condensation from exfiltrating air. The results also indicate that the apparatus used to conduct the tests has real potential for adaptation as a standard test method to evaluate the environmental performance of wall systems.

101.
TITLE : A Report on Tests of Full Scale Brick Veneer/Steel Stud Walls to Determine Strength and Rain Penetration Characteristics (Part 5 of the McMaster University Laboratory Test Program on Brick Veneer/Steel Stud Wall Systems)
AUTHOR : Robert G. Drysdale and Michael J. Wilson
IMPRINT: Ottawa : CMHC, 1990

This study focused on the overall structural behaviour and rain screen performance of one brick veneer/concrete block and four brick veneer/steel stud wall systems. A new test apparatus and test procedures were developed to assess the performance of these walls. The test walls were designed and constructed in accordance with typical current practices in order to evaluate the adequacy of present day standards. The experimental study involved both rain penetration tests and air pressure structural tests to assess the likelihood of cracking in the veneer under wind loading and the vulnerability of the wall system to rain penetration and moisture deterioration in pre- and post- cracked conditions.

The results indicate that brick veneer rain screen walls are vulnerable to rain penetration if there is inadequate airtightness in the backup, and clean comparted cavities are not provided. The report also concludes that veneer cracking is likely under full design loads. It recommends that the design should address the properties of the brick veneer/backup wall system and that the veneer deflections should be limited to control the size of cracks.

102.
TITLE : Report on the Measurement of the Air Leakage of the Test Wall Panels : Drying of Walls : Atlantic Canada
AUTHOR : Oboe Engineering Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1987

An experiment was undertaken to investigate the air leakage characteristics of wall panels in test huts located in Fredericton, Halifax, and St. John's. Eight different wall panel constructions were tested on the south side of each house, and the tests repeated on the north side. The test equipment consisted of a fan system and a metering section. The pressure was measured using an Airflow Developments Ltd. MK6KD precision manometer.

The results revealed that the north panels were consistently less resistant to air flow than their south wall counterparts. In most instances, the strapped panels were less resistant to airflow than their non-strapped counterparts, particularly when the pressure difference between the wall cavities and the exterior was low.

103.
TITLE : A Study of the Rainscreen Concept Applied to Cladding Systems on Wood Frame Walls
AUTHOR : Morrison Hershfield Limited for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This project was undertaken to investigate the performance of the Rainscreen Principle applied to residential claddings on wood frame construction. The study included a full scale simulation, in the laboratory, of the rain penetration control performance of three cladding types with each having a sealed and leaky air barrier system. The three cladding types include vinyl siding, stucco, and a brick veneer. All cladding systems were mounted on a conventional wood frame wall. The wood frame walls were equipped either with a flexible polyethylene air barrier system or a gypsum interior finish air barrier system. The walls were subjected to simulated wind driven rain from a water spray rack and a simulated

wind pressure load. In addition, the test walls were subjected to steady state wind load conditions as well as variations in wind gusts.

The study undertook an examination of the pressure equalization performance of one of the cladding systems on a construction model placed in a boundary layer wind tunnel.

The study also developed a simple mathematical model that simulates the pressure equalization performance of a rainscreen wall. The output of the model provided a satisfactory correlation between predicted results and the laboratory measurements for pressure equalization performance.

This study has revealed that the Rainscreen Principle applied to the design and construction of cladding systems on wood frame walls limits the penetration of rain more effectively than a non-pressure equalized wall. To achieve rain penetration control, the rainscreen wall is dependent on certain design and construction features. These include an effective air barrier system in particular, adequate venting and drainage of the cladding system, and effective compartment seals located at corners.

MORTGAGES AND HOUSING FINANCE / HYPOTHÈQUES ET LOGEMENT -- FINANCES

104.
TITLE : The Applicability Potential of Foreign Housing Finance Mechanisms in Canada = Les Mécanismes étrangers de financement de l'habitation : leur potentiel d'application au Canada
AUTHOR : Mark Boléat for the Canadian Housing Finance Conference
IMPRINT: Ottawa : CMHC, 1990

This paper analyses the mechanism by which housing finance loans are made, covering in particular the two basic systems, financing by retail deposits and financing by the capital markets, and the role of government in the mortgage market. The paper suggests that, of all industrialised countries, Canada has a system which relies least on specialised institutions and is most integrated into the general financial markets. However, the extent of government presence in mortgage insurance, through CMHC, is noteworthy. It is suggested that from the international perspective, the main policy issues in Canada are the mortgage instrument, the role of the government in facilitating innovations and the evolution of the secondary market.

105.
TITLE : The Canadian Experience with Mortgage-Backed Securities : An Assessment of the 1980s and the Outlook for the 1990s
AUTHOR : Gilles Quintal
IMPRINT: Thesis (M.Sc. in Real Estate Development) - Massachusetts Institute of Technology, 1990 (Scholarship Program)

This thesis examines the Canadian experience with mortgage-backed securities (MBS) in the 1980s and discusses their outlook for the 1990s in the context of housing affordability. It also highlights the difficulties and the resistance encountered in trying to extend the mortgage-backed securities market in Canada.

The findings indicate that the MBS market has the potential both to promote longer term mortgages and to lower the cost of funds. However, the preponderance of banks in the mortgage market is a significant hurdle to longer mortgage terms and to the use of MBS. The thesis suggests that CMHC should promote the concept of longer term mortgages and educate first-time buyers to their advantages. It also recommends amending the three month interest maximum penalty clause of the Canada Interest Act and promoting NHA mortgage-backed securities.

106.
TITLE : Corporate Sponsorship of Housing = Les Entreprises et le parrainage dans le secteur de l'habitation
AUTHOR : George Fallis for the Canadian Housing Finance Conference
IMPRINT: Ottawa : CMHC, 1990

This paper addresses the question of whether public-private partnerships and corporate sponsorship of social housing should be encouraged by federal policy in the 1990s. The idea of a corporate contribution to housing assistance is new. It certainly has not been part of policy debates about housing finance in Canada. By commissioning this paper, CMHC is seeking to increase: awareness of corporate philanthropy in all areas; and the possibilities for corporate philanthropy and corporate sponsorship in housing.

107.
TITRE : Les Entreprises et le parrainage dans le secteur de l'habitation = Corporate Sponsorship of Housing
AUTEUR : George Fallis pour la Conférence canadienne sur le financement de l'habitation
ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce document vise à savoir si la politique fédérale devrait, au cours des années 90, encourager la création de

sociétés en commandite de logement public-privé. L'idée d'une contribution des entreprises à l'aide au logement est nouvelle. Elle ne figurait certainement pas aux débats politiques sur le financement du logement au Canada. En commandant cette étude, la SCHL, visait à mettre plus en évidence: la philanthropie d'entreprise dans tous les domaines; et les possibilités de philanthropie et de parrainage d'entreprise dans le logement.

108.
TITLE : Feasibility and Implementation of New Housing Finance Ideas in Canada = Nouvelles idées en matière de financement de l'habitation au Canada : faisabilité et mise en pratique
AUTHOR : James E. Pesando for the Canadian Housing Finance Conference
IMPRINT: Ottawa : CMHC, 1990

This paper reviews the pros and cons of five broad initiatives that have been proposed to improve access to homeownership:

1. Modify NHA insurance to allow 95 percent loan-to-value ratios;

2. Expand the sources of mortgage finance, by (i) allowing buyers access to their RRSP funds, (ii) accelerating the pace of securitization, and (iii) promoting equity sharing arrangements with non-occupant investors;

3. Promote new mortgage instruments, such as adjustable rate mortgages (ARMs), index-linked mortgages (ILMs), and mortgages with renewal protection;

4. Devise an institutional means to (i) insulate the mortgage market from fluctuations in the money and capital markets, or (ii) meet housing finance needs through contract savings, or (iii) allow the federal government to borrow on behalf of Canadians seeking housing finance; and

5. Explore the possibility of land-leasing and lease-to-purchase as a means of reducing cost barriers.

109.
TITRE : Les Mécanismes étrangers de financement de l'habitation : leur potentiel d'application au Canada = The Applicability Potential of Foreign Housing Finance Mechanisms in Canada

AUTEUR : Mark Boléat pour la Conférence canadienne sur le financement de l'habitation

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce document analyse le mécanisme par lequel sont accordés des emprunts de financement, en particulier dans les deux systèmes de base soit le financement par dépôts au détail et le financement par les marchés financiers, ainsi que le rôle du gouvernement sur le marché des hypothèques. Parmi tous les pays industrialisés, le Canada possède un système qui dépend le moins des établissements spécialisés et qui est le plus intégré aux marchés financiers généraux. Toutefois, il convient de noter le niveau de présence du gouvernement dans le domaine de l'assurance hypothécaire par le biais de la SCHL. Du point de vue international, l'instrument hypothécaire, le rôle du gouvernement à faciliter les innovations et l'évolution du marché secondaire semblent constituer les principales questions d'intérêt général au Canada.

110.
TITRE : Nouvelles idées en matière de financement de l'habitation au Canada : faisabilité et mise en pratique = Feasibility and Implementation of New Housing Finance Ideas in Canada

AUTEUR : James E. Pesando pour la Conférence canadienne sur le financement de l'habitation

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce document passe en revue les avantages et les désavantages de cinq grandes mesures proposées en vue d'améliorer l'accès à la propriété:

1. Modifier l'assurance LNH afin de permettre des rapports prêt-valeur de 95%;

2. Étendre les sources de financement hypothécaire (i) en permettant aux acheteurs d'utiliser les fonds de leur REÉR, (ii) en accélérant le rythme de la titralisation et (iii) en favorisant des dispositions de partage de la mise de fonds avec des investisseurs non occupants;

3. Favoriser de nouveaux instruments hypothécaires, comme les prêts hypothécaires à taux variable limité (PHTVL), les prêts hypothécaires indexés (PHI) et les prêts hypothécaires assortis d'une protection au renouvellement;

4. Concevoir une façon institutionnelle (i) d'isoler le marché hypothécaire des fluctuations du marché de l'argent et des capitaux ou (ii) de répondre aux besoins en matière de financement de l'habitation par des contrats d'épargne ou (iii) de permettre au gouvernement fédéral d'emprunter au nom des Canadiens qui veulent financer une maison;

5. Étudier la possibilité de location foncière et de la location avec option d'achat en vue de réduire les obstacles que pose le coût.

111.

TITRE : Place Royale : étude de rentabilité des investissements étatiques

AUTEUR : Lucie Bisson

ADRESSE

BIBLIOGRAPHIQUE : Essai (Maîtrise en administration des affaires) - Université du Québec à Montréal, 1989 (Programme de bourses d'études)

L'objectif de cet essai de maîtrise était d'évaluer la rentabilité des investissements publics au niveau de la restauration de bâtiments à caractère patrimonial. Six ensembles immobiliers distincts de la Place Royale ont été retenus pour fins d'analyse. Les travaux de ces îlots pilotes ont été effectués en deux phases distinctes: une période où le seul intervenant était le gouvernement et une seconde où le gouvernement et l'entreprise privée y oeuvraient en étroite collaboration. L'évaluation de la rentabilité des investissements gouvernementaux s'estime à partir des revenus et des dépenses issus de chacun des îlots pilotes pour la période d'exploitation choisie en tenant compte des investissements pour l'acquisition des immeubles et leur restauration, des paiements hypothécaires annuels des montants attribués à titre de subventions et du prix de vente des ensembles immobiliers.

Les résultats montrent que les investissements gouvernementaux générés pour la restauration des immeubles dans le secteur de la Place Royale ne se sont pas avérés rentables. Même l'îlot restauré uniquement par l'entreprise privée n'a pas été rentable.

NATIVE PEOPLES / AUTOCHTONES

112.

TITLE : Addressing Your Housing Needs : How Can We Help You Better ? = Vos besoins de logement : comment pouvons-nous vous aider davantage ?

IMPRINT: Ottawa : CHMC, 1990

This paper deals with government efforts to meet the shelter needs of rural, low-income, off-reserve Native and non-Native households. The purpose of the paper is to ask interested parties specific questions concerning rural housing assistance, in order to provide a sound basis upon which future policy and programs in this area can be developed.

Ten issues which have been identified during the evaluation process are briefly outlined and arguments for and against various options are highlighted along with any relevant data or experience. The ten issues discussed are: 1) the appropriateness of rental andownership tenures; 2) client contribution requirements; 3) client selection; 4) Native targets; 5) client involvement in construction; 6) building and servicing standards; 7) emergency repair assistance; 8) program delivery and administration; 9) location policy; and 10) problems within the existing stock.

113.

TITRE : Évaluation des programmes de logement pour les ruraux et les autochtones : ébauche du rapport sommaire

AUTEUR ADRESSE BIBLIOGRAPHIQUE: Division de l'évaluation de programme, SCHL

Ottawa : SCHL, 1990

Dans ce rapport sont résumées les principales constatations de l'évaluation des programmes de logement pour les ruraux et les autochtones que termine actuellement la SCHL avec la collaboration et le soutien financier des provinces et territoires qui partagent les frais de ces programmes. Conformément aux dispositions des accords avec les gouvernements provinciaux et territoriaux, l'évaluation des programmes LRA a été effectuée en association avec les sociétés d'habitation de Terre-Neuve, du Nouveau-Brunswick, du Québec, de l'Ontario, du Manitoba, de la Saskatchewan, de l'Alberta et des Territoires du Nord-Ouest. La SCHL a aussi consulté un grand nombre de groupes autochtones intéressés au logement y compris les organismes participant à l'application des programmes.

Dans le cadre de l'évaluation on a examiné: les programmes disponibles pour répondre aux besoins de logement des ruraux et des autochtones hors réserve; les programmes LRA ordinaires d'accession à la propriété, de location et de location avec option d'achat; les dispositions spéciales pour l'accession à la propriété en vertu du Programme de logement de base fédéral-provincial au Nouveau-Brunswick; le Programme d'accession à la propriété (PAP) dans les Territoires du Nord-Ouest; le Programme de démonstration fondé sur l'autoconstruction; le Programme de réparations d'urgence; et les programmes de formation LRA.

On a également étudié de façon approfondie les questions liées à l'atteinte des objectifs du programmes LRA, aux autres effets sur les clients et les collectivités et à l'efficacité de la structure et de l'application du programme.

Also available under the title: Evaluation of the Rural and Native Housing Programs: Draft Summary Report.

114.
TITLE : Evaluation of the Rural and Native Housing Programs : Draft Summary Report
AUTHOR : Program Evaluation Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This draft report summarizes the major findings of the evaluation of Rural and Native Housing Programs currently being completed by CMHC with the cooperation and financial support of those provinces and territories which cost-share the programs. Under the terms of arrangements with provincial and territorial governments, the RNH evaluation was conducted in partnership with housing agencies in Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan, Alberta and the Northwest Territories. CMHC also consulted with many native housing groups including those organizations involved in delivering the programs.

The evaluation considered the programs available to address rural and native housing needs off-reserve including the regular RNH programs for homeownership, rental and lease-purchase housing and special homeownership provisions under the Federal/Provincial Basic Shelter Program (BSP) in New Brunswick and the Homeownership Assistance Program (HAP) in the Northwest Territories, the self-help Demonstration Program, the Emergency Repair Program; and the RNH Training program.

A detailed examination was also carried out of issues related to the achievement of RNH program objectives, other impacts on clients and communities, and the effectiveness of program design and delivery.

Aussi disponible en français sous le titre: Évaluation des programmes de logement pour les ruraux et les autochotones : ébauche du rapport sommaire.

115.
TITLE : Native Women and Community Planning
AUTHOR : Siobhan Parrell
IMPRINT: Major Paper (M.Sc.) - University of Guelph, 1990 (Scholarship Program)

This paper investigates some of the major issues relating to native women and community planning. It includes a discussion of the traditional role and status of native women and how contact with non-native values and structures altered their position. The paper builds on the experiences of native women using three communities as case studies: Kettle and Stoney Point Reserve, Rama Reserve, and the community of St. Charles. Its purpose is to determine the level of involvement of native women in community planning and to what extent community planning is able to meet their needs. This brings into focus certain issues which affect women differently from men: access to education and employment opportunities; housing; child care; and violence against women. Recommendations are made for future action to include the concerns of native women in the community planning process.

116.
TITLE : Planning for Sense of Community : A Case Study of Community Development with Urban Natives
AUTHOR : Alice M. Ormiston
IMPRINT: Thesis (Master of Planning) - Queen's University, 1989 (Scholarship Program)

This thesis examines the question of how to foster a sense of community in modern western society. A case study of community development in human service planning - the process used to establish Native Child and Family Services of Toronto - is examined to test the hypothesis that community development fosters a sense of community. Interviews with 17 individuals who were involved revealed that a sense of community was not widely felt. Five major problems were identified: lack of homogeneity within the community (different tribes, class, religions and kinship); the drop-out rate

of those who participated; the difficulty in involving community members; the tension between process and product goals; and the larger power structure (i.e. influence of outside agencies on funding guidelines and policies).

117.
TITLE : Simplified Construction Manual : Rural and Native Demonstration Program
AUTHOR : Buildings Division of A.D.I. Limited, Architects and Engineers, for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

This manual was prepared for CMHC's Rural and Native Demonstration Program as a guide for people not experienced in building houses. The manual is arranged in the suggested sequence of house construction and is fully illustrated. It includes step-by-step recommendations for each phase of the construction work, from building site layout to home care, maintenance, and landscaping.

118.
TITLE : The Support of Micro-Enterprises in Remote Northern Canadian Native Communities : Issues, Constraints, and Opportunities
AUTHOR : Lynn Convery
IMPRINT: Major Research Paper (M.A.) - University of Guelph, 1990 (Scholarship Program)

This research paper examines some of the key issues which should be addressed in supporting the development of micro-enterprises in native communities. Using Sachigo Lake, a remote Northwestern Ontario Indian Reserve as a case study, it analyzes the opportunities for and constraints to micro-enterprise development from the following perspectives: geographical location, housing conditions, and availability of infrastructure; socio-cultural factors; and political, administrative, and economic structures. The study also examines the different approaches to micro-enterprise development and assesses the strengths and weaknesses of each approach. It recommends an enterprise expansion support program as the best option for Sachigo Lake.

119.
TITRE : Vos besoins de logement : comment pouvons-nous vous aider davantage ? = Addressing Your Housing Needs : How Can We Help You Better ?

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce document traite des efforts déployés par le gouvernement pour répondre aux besoins de logement des ménages ruraux autochtones hors réserve et non autochtones. Il pose aux parties intéressées des questions précises sur l'aide au logement pour les ruraux, afin que l'élaboration ultérieure de lignes de conduite et de programmes dans ce domaine repose sur une base solide.

Pour chacun des dix sujets de consultation, les points relevés au cours de l'évaluation sont brièvement exposés, les arguments pour et contre divers choix sont soulignés, de même que les données et les expériences pertinentes. Les dix sujets abordés sont les suivants: 1) pertinence des modes d'occupation; 2) contribution requise des clients; 3) sélection des clients; 4) objectifs pour les autochtones; 5) participation des clients à la construction; 6) normes de construction et viabilisation; 7) aide aux réparations d'urgence; 8) application et administration des programmes; 9) ligne de conduite relative à la location; et 10) problèmes décelés dans le parc de logements.

THE NORTH / LE NORD

120.
TITLE : Housing as Northern Community Development : A Case Study of the Homeownership Assistance Program (HAP) in Fort Good Hope, Northwest Territories

AUTHOR : William E. Rees and J. David Hulchanski
IMPRINT: Ottawa : CMHC, 1990 (External Research Program)

The purpose of this study was : to assess the success of Fort Good Hope's self-management of the Northwest Territories Homeownership Assistance Program; to identify its key strengths and weaknesses; and to recommend possible improvements.

The study found that the Fort Good Hope HAP project met both the NWT Housing Corporation's primary goal of providing housing and the community's goal of stimulating local development and community

self-esteem. The case study also suggests that Fort Good Hope's experience could be transferred to other northern communities. However, programs should be adapted to the particular circumstances and requirements of each recipient community. Some communities will require more management and administrative aid, others will need help in the development of community institutions for successful local implementation.

121.
TITLE : Structure for an Arctic House
AUTHOR : C.A. Nicol-Smith, Gower Yeung & Associates Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1990

This report describes the development of a prototype Arctic house which was designed and built in North Vancouver on property belonging to the Council of Forest Industries of British Columbia. The structure is of interest technically because it is supported on four spot footings rather than the conventional concrete perimeter foundation. The longitudinal exterior walls have been rigidly connected to the roof and main floor to form a "tube" or "monocoque" which functions much the same way as the unibody of a car or the fuselage of an aeroplane. The purpose of the spot footings and monocoque is to enable the building to withstand differential movement of foundations on discontinuous permafrost. The structure is "stick built" and uses spruce plywood, spruce dimension lumber, 20 gauge galvanized sheet steel and a large number of power driven nails.

From an architectural point of view, the building provides 1000 square feet of main floor space, and 500 square feet on the second floor, interrupted only by the legs of the rear frame. Partitions can thus be put anywhere, or the floor plan left open. The foundations and structural frame cost approximately $18,000.00.

PUBLIC AND SOCIAL HOUSING / LOGEMENT SOCIAL

122.
TITRE : Évaluation du Programme de logement public
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, Division de l'évaluation de programme, 1990, 3 vol.

Ce rapport porte sur un large éventail de questions relatives à l'état matériel et au cadre social du parc de logements publics, à la gestion matérielle, financière et

administrative de celui-ci, et à la clientèle du programme. Les auteurs de l'étude ont voulu voir à quel point le programme atteint actuellement ses objectifs (fixés par le gouvernement) et à quel prix. L'évaluation dresse en outre le cadre d'un exercice d'examen de politiques et de consultation sur les possibilités qui s'offrent pour l'avenir en matière de gestion du parc de logements publics. Les principales sources de données pour l'évaluation ont été les suivantes: inspections d'immeubles, de logements et d'emplacements effectuées dans 1 000 ensembles de logement public, l'enquête auprès des gestionnaires des 4 800 ensembles du secteur du logement public, et l'enquête sur l'échantillon de 3 500 locataires dans les 1 000 ensembles inspectés.

Also available in English under the title: Evaluation of the Public Housing Program.

123.
TITLE : Evaluation of the Public Housing Program
IMPRINT: Ottawa : CMHC, Program Evaluation Division, 1990, 3 vol.

This report examines a broad range of issues pertaining to: the physical condition and social environment of the public housing stock; the physical, financial, and administrative management of the portfolio; and the clientele that the program serves. The evaluation also provides an assessment of the extent to which the program is currently achieving its objectives (as set by the government) and at what costs. In addition, the evaluation sets the stage for a policy and consultation process on options for the future management of the public housing stock. The most important data sources for the evaluation were: inspections of buildings, units, and sites in 1,000 public housing projects; a survey of project managers in all 4,800 public housing projects; and a survey of a sample of 3,500 tenants in the 1,000 inspected public housing projects.

Aussi disponible en français sous le titre: Évaluation du Programme de logement public.

124.
TITLE : The Resident Perspective : An Evaluation of the Fredericton (Devon) Storefront
AUTHOR : Carol Dixon
IMPRINT: Independent Enquiry Project (Master of Social Work) - Carleton University, 1990 (Scholarship Program)

An evaluation is undertaken to determine whether the objectives of the Storefront project, which is located in one of the units of a public housing project in Fredericton, are addressing the policing needs experienced by the community. The evaluation focuses primarily on two research areas:

1. The incidence of crime in the Devon area since the opening of the Storefront in 1986.

2. A survey of the attitudes of the population served by the Storefront and their perceptions and experiences with respect to the effectiveness of the Storefront project.

In general, the majority of the respondents had a perception that overall crime rates had decreased. Moreover, the Devon Storefront project appeared to contribute to better interaction with the police, other agencies and community residents. In addition, there has been a positive change in the attitude of residents towards the police which has led to an increased sense of security and a sense of control over their community.

125.
TITLE : Social Housing and Social Integration
AUTHOR : Berry M.G. Wijdeven
IMPRINT: Thesis (M.A.) - University of Waterloo, 1989 (Scholarship Program)

This thesis provides an overview of the perceived advantages and disadvantages of social integration in the provision of social housing. It also examines Ontario's draft Policy Statement on Housing (1988) to assess those policy objectives which are likely to have a major impact on the creation of social housing units. These include: increasing residential densities; providing a variety and mix of housing units in each planning area; and ensuring that at least 25% of all newly constructed housing is affordable.

Both regional as well as municipal responses to the proposed Policy Statement are presented and analyzed. The reactions of the various regions and municipalities indicate that it is highly unlikely that the Policy Statement will lead to the creation of substantial numbers of socially integrated, affordable housing units, given

exclusionary attitudes and the current political climate. The proposed policy is also seen to be too weak and too easy to circumvent. Moreover, there are no penalties for failure to comply.

REAL PROPERTY / PROPRIÉTÉ IMMOBILIÈRE

126.
TITLE : An Economic Analysis of Metropolitan Toronto Property Tax Reform
AUTHOR : Jane T. Voll
IMPRINT: Thesis (M.A.) - University of Toronto, 1990 (Scholarship Program)

The purpose of this thesis is to assess economic theories of property taxation and to apply these theories to the analysis of recent property tax reforms in Metropolitan Toronto. It highlights the economic rationale for changing to a market-value assessment system and points out some of the current inequities in the system.

The thesis concludes that the recent property tax reforms are heading in the right direction. Nevertheless, the reforms do not bring about the full efficiency and equity gains that could be realized if all three types of tax distortions: 1) within-class differentials, 2) differentials among municipalities, and 3) differentials among classes, were eliminated, or at least altered to reflect either the level of use of public services or the ability to pay.

127.
TITLE : The Effect of Floodplain Designation/Regulations on Residential Property Values : A Case Study in North York, Ontario
AUTHOR : Karl Alfred Schaefer
IMPRINT: Thesis (M.A.) - University of Waterloo, 1989 (Scholarship Program)

This thesis assesses the impact of floodplain designation and regulations on residential property values in a study area on the west branch of the Don River in North York, Ontario. Two different analytical models, both based on hedonic price theory, are used to identify whether selling prices are differentially influenced before and after floodplain designation and implementation of Special Policy Area (SPA) flood land use controls.

The results are mixed. Under the first model, designation and SPA implementation had no significant effect on floodplain property values. Under the second model, designation affected floodplain selling prices by -0.5% to +13%, depending on the specific

analytical approach. SPA implementation affected real estate values by +6% to +28%. One substantive conclusion can be made - floodplain designation and SPA implementation do not significantly decrease real estate values in the study area. The findings of this investigation correspond with the mixed results of previous North American studies.

128.
TITRE : RÉSIVALU : modèle hédonique de valeurs résidentielles pour la région de Québec, 1986-87
AUTEUR : François Des Rosiers
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990 (Programme de recherche extérieure)

Le modèle RÉSIVALU s'inscrit dans la lignée des modèles hédoniques de prix résidentiels, dont l'objectif est d'expliquer la formation des prix des propriétés à partir de leurs caractéristiques tant endogènes qu'exogènes et de mesurer la contribution respective de chacun des attributs résidentiels à la valeur marchande, utilisant pour ce faire l'analyse de régression multiple. La banque de données ayant servi à l'élaboration du modèle comporte quelques 6 400 propriétés ayant fait l'objet d'une transaction sur le territoire de la Communauté urbaine de Québec entre janvier 1986 et mai 1987.

Les résultats obtenus à l'aide du modèle RÉSIVALU corroborent d'une façon générale les conclusions des recherches antérieures sur le sujet. L'étude suggère qu'il est possible d'expliquer entre 75 et 80% des variations de prix à l'aide d'à peine plus d'une dizaine de variables; et si les caractéristiques physiques du bâtiment demeurent les éléments les plus déterminants du prix des propriétés résidentielles, les dimensions fiscale, socio-économique et localisationnelle, tout comme la centralité urbaine et l'inflation contribuent de façon non négligeable à l'établissement de leur valeur marchande.

REGULATORY REFORM / RÉFORME RÉGLEMENTAIRE

129.
TITRE : A.C.T. : Abordabilité et choix toujours =
A.C.T. : Affordability and Choice Today
AUTEUR : Société canadienne d'hypothèques et de logement, Association canadienne d'habitation et de rénovation urbaine, Fédération canadienne des municipalités, et Association canadienne des constructeurs d'habitations
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1989

Ce dossier d'information décrit le programme A.C.T. - Abordabilité et choix toujours - programme qui vise à favoriser la réforme réglementaire au niveau local. Le dossier comprend une brochure qui explique le programme, cinq fiches techniques, et un Guide de références et formules. Les fiches techniques renseignent le lecteur sur une multitude de projets possibles qui pourraient être subventionnés par le programme A.C.T. - notamment la création d'un bureau central d'octroi de permis, la révision des normes de développement, et la marche à suivre pour organiser des consultations publiques ou lancer un projet pilote.

130.
TITRE : A.C.T. : Abordabilité et choix toujours : document de travail sur la réglementation reliée à l'abordabilité au choix, à la qualité et à l'innovation du logement =
A.C.T. : Affordability and Choice Today : Discussion Paper on Regulations Related to Housing Affordability, Choice, Quality and Innovation
AUTEUR : Energy Pathways Inc. pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1989

Ce document de discussion a été rédigé pendant l'étape d'élaboration et de conception du plan du programme A.C.T. A.C.T. est une initiative de réforme réglementaire dont les activités sont dirigées par la Fédération canadienne des municipalités; l'Association canadienne des constructeurs d'habitations; et l'Association canadienne d'habitation et de rénovation urbaine. La Société canadienne d'hypothèques et de logement apporte un soutien financier à cette initiative.

Les recherches ont surtout consisté à définir les

questions de réforme réglementaire, à trouver des exemples d'actions engagées par des municipalités pour régler ces questions, et à établir les principaux intervenants, les moyens employés, et les avantages d'une réforme réglementaire.

Les domaines dans lesquels une réforme réglementaire s'impose comprennent les normes de développement foncier, le processus d'approbation de développement foncier, le processus d'approbation de construction, le processus d'inspection et la rénovation domiciliaire. Lorsqu'on examine chaque domaine, les mêmes questions reviennent à l'esprit, à savoir la nécessité de mieux connaître les nouveaux matériaux et méthodes de construction domiciliaire, d'instaurer une collaboration entre l'industrie du bâtiment et le gouvernement, et de consulter le public.

131.
TITLE : A.C.T. : Affordability and Choice Today = A.C.T. : Abordabilité et choix toujours
AUTHOR : Canada Mortgage and Housing Corporation, Canadian Housing and Renewal Association, Federation of Canadian Municipalities, and Canadian Home Builders Association
IMPRINT: Ottawa : CMHC, 1989

This information kit describes A.C.T. - Affordability and Choice Today - a housing initiative designed to foster regulatory reform at the local level. The kit contains a brochure which explains the initiative, five action sheets, and an application guide and forms. The action sheets provide information on a variety of potential projects which could be eligible for A.C.T. funding, such as: establishing a one-stop permit application centre; reviewing land development standards; developing guidelines to public consultation; and developing demonstration projects.

132.
TITLE : A.C.T. : Affordability and Choice Today : Discussion Paper on Regulations Related to Housing Affordability, Choice, Quality and Innovation = A.C.T. : Abordabilité et choix toujours : document de travail sur la réglementation reliée à l'abordabilité, au choix, à la qualité et à l'innovation du logement
AUTHOR : Energy Pathways Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1989

This discussion paper was prepared during the design of the A.C.T. program plan. A.C.T. is a regulatory reform initiative, sponsored

by CMHC, and carried out by: the Federation of Canadian Municipalities, the Canadian Home Builders' Association, and the Canadian Housing and Renewal Association.

The research focused on: defining regulatory reform issues and identifying examples of municipal initiatives to address these issues; the key players involved; the tools used; and the benefits of regulatory reform.

The areas targeted for regulatory reform action include: land development standards; the land development approval process; the building approval process; the inspection process; and residential renovation. In examining each area, a set of generic issues became apparent. These include the need for: increased familiarity with innovative housing and materials; cooperation between the building industry and government; and public consultation.

RENTAL HOUSING / LOGEMENT LOCATIF

133.
TITLE : Housing Help/Aide Logement : A Case Study
AUTHOR : Nancy Gnaedinger for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

Housing Help/Aide Logement is an innovative, community-based service operating in the Regional Municipality of Ottawa-Carleton. It provides information, referral and direct assistance to people who have trouble finding affordable housing, or to people who require information about their rights and obligations as tenants and landlords. Housing Help/Aide Logement also engages in public education on housing related issues and advocates on behalf of those people who are homeless or at risk of becoming homeless.

This case study traces the development of Housing Help/Aide Logement, describes the service, and offers concrete suggestions to community-based organizations that may be interested in establishing a similar housing service in other parts of Canada.

134.

TITLE : An Investigation of the Reasons for and Impact of Rental Apartment Demolitions in Vancouver's Kerrisdale Neighbourhood, 1989

AUTHOR : Danny Ho

IMPRINT: Thesis (M.A.) - University of British Columbia, 1989 (Scholarship Program)

This study investigates the impact of intense development pressures on the low-rise rental stock in Kerrisdale, a neighbourhood in Vancouver. 17 rental buildings have been or will be demolished to make room for new luxury condominiums and over 300 tenants (many elderly) will be evicted. The study analyzes why this is happening and discusses the impact of the demolitions and evictions on the displaced tenants. The study also examines the rationale for the demolitions, the key players involved, and the response of local and provincial governments.

The findings indicate that more than 65% of the elderly were able to stay in the same neighbourhood although they generally paid more rent for the same space. The study also found that the primary rationale for the demolition of the rental stock was a strong demand from Eastern, local and off-shore investors, as well as a severe shortage of land zoned for multiple residential development. The City of Vancouver responded by implementing demolition fees and demolition delays, and by amending current building by-laws. The response of the provincial government has been to avoid market intervention.

135.

TITLE : Rent Control and Rent Decontrol in British Columbia : A Case Study of the Vancouver Rental Market, 1974 to 1989

AUTHOR : Celsa C. Lazzarin

IMPRINT: Thesis (M.A.) - University of British Columbia, 1990 (Scholarship Program)

This study examines the impact of rent control and rent decontrol on the rental sector in British Columbia. The City of Vancouver is used as an empirical case study to determine the accuracy of the assertions and predictions made by rent control opponents about the nature of the impact of British Columbia's rent control policy.

The most significant finding in this study is that there is no discernable relationship between the nature of the regulatory framework and the level of : rental construction, rental demolitions, and rental conversions to condominiums. The study also finds that rent control probably caused a reduction in the City of Vancouver's tax revenue. The study concludes that factors such as inflation, interest rates, unemployment, and provincial rates of migration can have a greater impact on the rental sector than rent control.

RESIDENTIAL REHABILITATION / REMISE EN ÉTAT DES LOGEMENTS

136.
TITRE : Étude de la décision des propriétaires concernant l'évolution de leur habitation
AUTEUR : Josée Voizard
ADRESSE
BIBLIOGRAPHIQUE : Mémoire (Maître ès sciences) - Université de Montréal, 1989 (Programme de bourses d'études)

Lorsqu'un agent économique est propriétaire d'une habitation, il doit prendre deux décisions. La première consiste à décider de modifier ou non l'habitation présentement consommée. Une fois cette décision prise, le propriétaire doit décider du partage de son revenu entre la consommation, l'épargne et la dite modification si la décision prise est de modifier l'habitation; et seulement entre la consommation et l'épargne si la décision prise est plutôt de ne pas la modifier. Ces deux décisions sont analysées dans ce mémoire à l'aide d'un modèle tobit et de systèmes complets de demande.

L'un des résultats obtenus est que l'épargne est un bien de luxe alors que la consommation et la dépense pour fin de modification de l'habitation sont des biens de nécessité. Un autre résultat important est que l'épargne et la dépense pour fin de modification de l'habitation sont des biens substituts nets. Cette dernière dépense est donc une forme d'épargne alternative à l'épargne dans le secteur financier.

137.
TITLE : Spatial Patterns of Home Renovation in Nova Scotia, 1971 - 1988
AUTHOR : David William Charles Bruce
IMPRINT : Thesis (M.A.) - University of British Columbia, 1990 (Scholarship Program)

Nova Scotia has a high percentage of homes which were built before 1946, as well as a high percentage of homes in need of repair relative to other provinces. This thesis addresses four major issues in light of these problems:

- The amount of renovation activity taking place in Nova Scotia;.
- The distribution of renovation across the province;
- The socio-economic characteristics of renovators; and

- The impact of federal and provincial programs on the renovation process.

The findings indicate that renovation is not increasing significantly across the province, with more activity occurring in urban and small town areas than in rural areas. Renovation in the urban areas is more closely associated with higher social status and financial security, whereas in rural areas, virtually no characteristics stand out. The government programs at both the federal and provincial level were found to be well targeted to those areas in greatest need, and the infusion of funds did make a a significant impact on the decision to renovate.

SELF-HELP HOUSING / AUTOCONSTRUCTION

138.
TITRE : L'Autoconstruction : être patron, gestionnaire et contremaître
AUTEUR : Claude Saint-Germain, Société Imagem
ADRESSE
BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Ce guide a été conçu pour aider toute personne à gérer et à réaliser un projet d'autoconstruction. Il présente une conception claire, cohérente et globale de toute la démarche. C'est à la fois une introduction aux notions de base de la construction et un guide pratique pour tous ceux qui veulent diriger leur projet.

139.
TITLE : P.E.I. Residential Financing and Construction Follow-Up Study and Survey : Final Report
AUTHOR : Andy Rowe for Strategic Planning and Policy Development Division, CMHC
IMPRINT: Ottawa : CMHC, 1990

In 1982, CMHC financed a survey of new residential construction in Prince Edward Island. This survey produced the most comprehensive information available anywhere on self-help construction activities. It provided considerable detail on the construction tasks undertaken by households, and on the financing strategies they employed, and estimated that self-help accounts for a quarter of new residential construction in Canada. This follow-up survey provided the opportunity to examine the views of the households about their selected strategy, and to compare the provisioning

strategies. Self-help dwellings were found to be more affordable and of similar quality to those produced by the construction industry. Households using self-help are more likely to maintain their dwellings themselves, appear to have higher maintenance standards and are very satisfied with their own self-help experience.

SINGLE PEOPLE / PERSONNES SEULES

140.
TITLE : Housing for Low Income Singles : The Planning and Politics of Neglect
AUTHOR : John A. Bell
IMPRINT: Major Paper (Master in Environmental Studies) - York University, 1989 (Scholarship Program)

This paper examines the housing needs of low-income singles; describes their current housing difficulties and options; and analyzes the political and planning processes which influence the supply of housing for them. It also documents the City of Toronto's controversial decision to stop bachelorette conversion in South Parkdale. This decision led ultimately to tenant displacement and the social, economic, and political marginalization of low-income singles living in that area.

Several recommendations for alternative housing policy to meet the needs of low-income singles are put forth. These include: funding for co-operative and non-profit housing in order to provide long-term accessibility, affordability, and security of tenure; a community development approach to include low-income singles in the planning and design of their housing; and education programs to combat negative attitudes which lead to inadequate or misdirected public policy.

141.
TITLE : Non-Elderly Singles in Canada : Summary Report = Les Personnes seules non âgées au Canada : rapport sommaire
IMPRINT: Ottawa : CMHC, 1990

This monograph is a statistical profile which examines the living conditions of non-elderly singles, 18 to 64 years of age, who no longer go to school full-time and who either live alone or share a dwelling with unrelated individuals or families. Using census and other data from Statistics Canada, this study traces changes in the size and composition of this group from 1971 to 1987, and assesses their housing needs.

The study finds that most non-elderly singles live alone in rented apartments in large urban centres. Most are born in Canada and are employed full-time. They are a well-educated, mobile segment of our society - many part of the "baby boom" generation. Some two decades from now they will become near-elderly (55 to 64 years old) and will experience more housing needs problems. Moreover, the near-elderly single is also most likely to be a woman and to be affected by housing affordability problems. In 1985 some 314,000 non-elderly single households were estimated to be in housing need - three out of four located in metropolitan areas.

142.
TITRE : Les Personnes seules non âgées au Canada : rapport sommaire = Non-Elderly Singles in Canada : Summary Report

ADRESSE BIBLIOGRAPHIQUE : Ottawa : SCHL, 1990

Cette monographie est un profil statistique dans lequel on examine les conditions de vie des personnes seules non âgées, qui ont entre 18 et 64 ans, qui ne fréquentent plus l'école à plein temps et qui vivent seuls ou partagent une habitation avec des personnes ou des familles non apparentées. À l'aide des données de recensement et d'autres données de Statistique Canada, cette étude examine l'évolution de ce groupe entre 1971 et 1987, et elle évalue ses besoins de logement.

L'étude permet de constater que la plupart des personnes seules qui ne sont pas des personnes âgées, vivent seules dans des appartements locatifs des grandes régions urbaines. La plupart sont nées au Canada et travaillent à temps plein. Elles ont un bon niveau d'instruction et contituent un secteur mobile de notre société. Un grand nombre sont nées durant l'explosion démographique de l'après-guerre. Dans une vingtaine d'années, elles auront entre 55 et 64 ans, et c'est alors que leurs besoins de logement deviendront plus marqués. En outre, la personne seule de cette catégorie est aussi très souvent une femme, et elle a fréquemment de la difficulté à se trouver un logement abordable. En 1985, on estimait à environ 314 000 le nombre de personnes seules non âgées qui avaient de la difficulté à se loger. Les trois quarts d'entre elles vivaient en milieu urbain.

STUDENT HOUSING / ÉTUDIANTS -- LOGEMENT

143.
TITLE : Low Income Housing and the Educational Experience of Women in Post-Secondary Institutions
AUTHOR : Nancy J. Fairweather
IMPRINT: Thesis (M.A.) - Acadia University, 1990 (Scholarship Program)

This thesis examines some of the problems and perceptions related to the housing needs and options of mature students at Acadia University in Wolfville, N.S., and at Trent University in Peterborough, Ont. Its primary focus is full-time, female, mature students, many of whom are single parents.

Extensive interviews with female single parents attending these universities reveal difficulties in finding affordable, convenient and accessible housing. Many of the women are on Mother's Allowance and often receive harsh treatment from funding agencies. The thesis recommends changing the qualification requirements of the Canada Student Loans Program to include single parents with dependent children. It also recommends that universities develop programs and establish organizations to meet the housing needs of non-traditional students.

144.
TITRE : Relations entre ménages, lieux de résidence et moyens de transport des étudiants de l'Université Laval
AUTEUR : Mario Boisvert
ADRESSE BIBLIOGRAPHIQUE : Thèse (M.A.) - Université Laval, 1989 (Programme de bourses d'études)

L'examen des données d'une enquête sur le transport des étudiants à l'Université Laval (Québec) montre que ceux-ci se répartissent dans l'espace selon des combinaisons "mode d'occupation -- lieu de résidence -- moyen de transport" qui répondent bien aux schèmes de l'économie néo-classique. Ces combinaisons dépendent fortement du type de ménage, très variable à ce stade du cycle de vie d'un étudiant, d'où des changements fréquents dans le choix du transport et du lieu d'habitation. Dans cet équilibre dynamique, plus le ménage prend un caractère familial ou permanent, plus il s'éloigne du campus et utilise l'automobile. Les usagers de l'autobus résident à des distances intermédiaires dans les zones où le niveau de service est le plus élevé. Il en résulte un assez bon taux de satisfaction à l'égard de ce service, mais

celui-ci reste lent et mal aimé par rapport aux autres moyens de transport.

145.
TITLE : Student Housing and Adjustment to University
AUTHOR : Karen Leanne McNutt
IMPRINT: Thesis (M.A.) - Acadia University, 1989 (Scholarship Program)

This thesis presents an exploratory and descriptive study of how student living environments affect adjustment to university. Academic adjustment, social adjustment, personal-emotional adjustment and attachment to the university were measured using questionnaires collected from full-time undergraduate students at Acadia University and St. Mary's University in Nova Scotia.

Where students live does seem to have a direct impact on a number of important areas of university life - study habits, academic and social adjustment, and to a lesser extent to the actual courses the students take. The study also reveals a consistent gender difference in housing choice. Females predominate in on-campus housing, whereas males, senior students and older students tend to live off-campus.

WASTE DISPOSAL / EAUX USÉES ET DÉCHETS

146.
TITLE : Field Evaluation of Foundation Drain Response
AUTHOR : CH2M Hill Engineering for CMHC
IMPRINT: Ottawa : CMHC, 1989 (External Research Project)

A study was carried out in Edmonton during the summer of 1989 to monitor the response of foundation drain flows to simulated rainfall events. The simulated precipitation was based on 50-year return period design storms. The quantity of water applied was recorded and the foundation drain response was calculated based on sump pump running time records. The calculated response varied from 0.07 to 0.49 L/s over 19 simulations. Data collected in the field testing was input into a foundation drain response model previously developed by CH2M Hill. This report also discusses foundation drain design allowances, discharge alternatives, and sump capacity.

147.

TITLE : 4SWMS : A Four Stream Water Management System : A Proposal and Model for Controlling Urban Runoff Pollution of Stream Ecosystems in Developments on Urban Watersheds Headwaters

AUTHOR : Michael White

IMPRINT: Major Integrated Project (Master of Landscape Architecture) - University of Guelph, 1990 (Scholarship Program)

Urban runoff pollution has been reported to be a substantial component of the unsustainable impact of water pollution deteriorating aquatic ecosystems, endangering biological and human health, and degrading the landscape ecology. The 4 Stream Water Management System (4SWMS), is a descriptive name for a proposal to separate storm water runoff from developing urban headwaters into four streams. This requires isolating the natural stream way from the major and minor storm water runoff systems of new residential, commercial and industrial land developments, and separating the highly pollutant-contaminated "first flush" component of runoff to be treated as sanitary waste. Application of 4SWMS is illustrated in the conceptual model of a rural-fringe, residential and industrial development on the headwaters of the Don River, a small watershed of the Greater Metropolitan Toronto Region, which is a feeder system to the North American Great Lakes Basin and ecosystem.

148.

TITLE : Landfill Gas Migration : Assessment of Hazards and Remedial Measures

AUTHOR : Denise M. Prairie

IMPRINT: Report (M.Sc.) - University of London, Imperial College of Science, Technology and Medicine, 1983 (Scholarship Program)

When solid domestic refuse is disposed of to a landfill site, landfill gas, which is composed of approximately 60 - 65% methane and 35 - 40% carbon dioxide, is generated. If landfill gas is allowed to migrate without being adequately controlled, it may pose several hazards. The most serious of these include the potential for an explosion, fire or asphyxiation.

The literature on hazards posed by the migration of landfill gas and alternative techniques designed to control gas migration has been reviewed. Numerical models of landfill gas migration developed to predict the movement of landfill gas have been evaluated and analytical design procedures applied to landfill gas control techniques have been examined.

The application of assessment techniques to quantitatively estimate the degree of hazard or risk posed by the migration of landfill gas

has been examined. Fault tree analysis, which is a technique used to identify and represent a sequence of events that may lead to a detrimental outcome, has been developed to examine the mechanisms involved in producing an explosion, fire or asphyxiation. The likelihood that any combination of events identified in the fault tree analysis will occur is considered. The outline for an assessment procedure to consider the risk reduction achieved by alternative landfill gas control measures is also presented.

149.
TITLE : Protection of Basements Against Flooding : Trends and Impacts of Drainage Regulations
AUTHOR : Paul Wisner, Paul Wisner and Associates Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1990 (External Research Program)

The objective of this study was to provide a review of various state-of-the art techniques for the identification, prevention, and mitigation of basement flooding problems caused by storm, sanitary, and combined sewers.

The findings indicate that there are considerable differences between the level of implementation of various solutions, types of models, monitoring standards, etc., because of the lack of national and provincial guidelines. Studies conducted in Canada for the reduction of basement flooding did not consider the economic benefits resulting from the reduction in treatment plant loading. Canadian studies and solutions tend to focus on improvements to the municipal part of the system. Recent U.S. experience shows that private connections, with in-house service, may be a major component of the infiltration/inflow contribution.

The study suggests that CMHC could play a major role in the improvement of drainage policies and aid in the creation of national standards.

150.
TITLE : Waste Disposal Chutes and Recycling in New Residential High-Rise Buildings : An Investigation into Program Design and Cost
AUTHOR : Rob Whyte
IMPRINT: Report (M.Sc.) - University of Toronto, 1990 (Scholarship Program)

The purpose of this report is to contribute to the planning of recycling strategies by examining the extent to which waste disposal chute systems need to be modified for recycling purposes. The report provides an overview of current recycling practices in high-rise buildings and outlines the benefits of a specially-

designed recycling chute system for property owners and municipal governments.

The addition of one recycling chute with about 4.5 hours of staff time per week can produce an operationally convenient recycling program for new high-rise buildings. The capital cost of the system is estimated to be $273,912 with about $2808 per year in additional labour costs. The capital investment was found to be not significant with respect to the impact on the sale price of new condominiums in a standard building. Moreover, the cost of labour with this chute system was found to be less than that required for current convenient non-chute recycling systems.

WOMEN / FEMMES

151.

TITRE : De l'origine des banlieues au quotidien des femmes actives : le cas de Saint-Hubert au Québec

AUTEUR : Denise Roy

ADRESSE

BIBLIOGRAPHIQUE : Mémoire (M.S.S.) - Université du Québec à Montréal, 1989 (Programme de bourses d'études)

Cette recherche visait à cerner le contexte socio-historique qui a présidé au développement des banlieues et à analyser, par une recherche exploratoire de type qualitatif, le rapport des femmes à l'espace suburbain.

À partir d'entrevues auprès de femmes actives ayant de jeunes enfants et résidant dans la banlieue de Saint-Hubert - un groupe de femmes vivant avec leur conjoint et un groupe de femmes chefs de famille monoparentale - la recherche a tenté de vérifier si l'aménagement et l'infrastructure des services de cette municipalité répondaient aux besoins de ces femmes, et aussi, comment elles organisaient leur espace-temps pour accomplir toutes les tâches reliées à leur rôle de mère, ménagère et travailleuse. La recherche a surtout porté sur: les modes de garde; les modes de déplacement; la localisation des commerces et des services d'utilité courante; et l'aménagement des parcs et espaces verts.

Malgré les exigences de leur emploi du temps, la plupart des femmes interrogées apprécient la vie de banlieue, d'autres s'en accommodent à cause des enfants. Ces femmes privilégient leur habitat pour la qualité des relations

humaines. De plus, elles apprécient l'espace et la proximité des commerces et des services d'utilité courante. Les services de garde et les déplacements représentent des inconvénients majeurs. Pourtant, le sentiment d'appartenance à la banlieue de Saint-Hubert tient pour la majorité des femmes à l'assurance que les besoins essentiels liés à la vie domestique et au bien-être des enfants seront comblés par une infrastructure de services adéquats.

152.
TITRE : Réinventer la ville grâce à la magie des sorcières : (perspectives féministes sur la ville)
AUTEUR : Marie-Dominique Lahaise
ADRESSE
BIBLIOGRAPHIQUE : Mémoire (Maitrise en urbanisme) - Université McGill, 1990 (Programme de bourses d'études)

Ce mémoire examine l'écart entre la réalité des conditions de vie des femmes en ville et l'organisation urbaine actuelle et propose quelques stratégies pour casser le biais masculin dans la pratique urbanistique. Il passe en revue: les apports théoriques de la critique féministe sur l'organisation urbaine; les initiatives prises par les femmes pour avoir un accès égal aux ressources dans le domaine du logement, des services, de la mobilité, et de la sécurité; les actions de certains gouvernements municipaux (Toronto et Londres) qui ont commencé à prendre le parti des femmes; et les initiatives de la Ville de Montréal qui est devenu la première ville nord-américaine à établir un comité interservices mandaté pour tenir compte des besoins de femmes en milieu urbain.

153.
TITLE : Report on the Halifax Jamaica Women's Exchange Project
AUTHOR : Valerie Carvery, Verna Thomas, and Carolyn van Gurp
IMPRINT : Ottawa : CMHC, 1990

The idea for an exchange between Black women community activists from Halifax and Jamaica originated at a workshop hosted by the Centre for Caribbean Dialogue and Oxfam-Canada in March 1988. Delayed for a year after Hurricane Gilbert struck the Island, the exchange took place in January 1990.

The primary objectives of the exchange were: to provide a forum for the development of skills in urban community organizations; and to establish on-going mutual support links between women from Black

community organizations in Halifax and similar agencies in Jamaica. This report documents various aspects of the exchange project.

154.
TITLE : Second-Stage Housing for Battered Women in Canada
AUTHOR : Evelyn J. Peters
IMPRINT: Ottawa : CMHC, 1990 (External Research Program)

The purpose of this report is to document the development and operation of second-stage housing for battered women in Canada. The report describes the major characteristics, design, location, and service provision of ten shelters across the country. Conclusions are then drawn about the "fit" between clients and shelters in terms of funding, approach, length of stay, administration, and physical characteristics. Good arguments are made for providing permanent housing for battered women so that they do not need to stay in second-stage housing for prolonged periods. The report also recommends that shelter services, such as counselling, be made available to non-residents of the shelters.

MISCELLANEOUS / DIVERS

155.
TITLE : Dispersal and Concentration of the Vietnamese Canadians : A Montreal Case Study
AUTHOR : Caroline Lavoie
IMPRINT: Thesis (M.A.) - McGill University, 1989 (Scholarship Program)

Vietnamese refugees in Canada experienced a wide geographic dispersal throughout the country due to government and private sponsorship programs. At the end of the official one-year sponsorship period an important secondary migration occurred as Vietnamese Canadians started to move towards large urban centres. This thesis examines the underlying reasons for this secondary migration and the specific reasons for the rapid concentration of Vietnamese refugees in Montreal.

Information on the process of secondary migration was obtained from Census data and from interviews with 31 migrants who moved to Montreal. The main findings of the survey indicate that most secondary migrants came to Montreal primarily because of better job opportunities, but they formed small-scale clusters within the city because of the importance of ethnic community and the extended family.

156.
TITLE : Earthquake Damage in the San Francisco Area and Projection to Greater Vancouver

AUTHOR : J.H. Rainer ... et al., Institute for Research in Construction, National Research Council of Canada for CMHC

IMPRINT: Ottawa : CMHC, 1990

The purpose of this report was to:

1. Describe the earthquake that hit the San Francisco area on October 17, 1989, including the effects of ground conditions, and the performance of buildings and services; and

2. Compare the effects of the San Francisco area earthquake of 1989 with seismic damage predictions for the Vancouver area.

The report concludes that the expected damage in Vancouver from a "design earthquake" would be somewhat greater than that observed in San Francisco. A comparison between the 1985 Uniform Building Code and the National Building Code of Canada shows that requirements for Residential Construction, Part 9, have potential shortcomings concerning lateral bracing, beam splice ties over supports, and anchorage and reinforcing of masonry chimneys.

The report also indicates that the high level of emergency preparedness in the San Francisco area helped in the rescue efforts and in restoring normal functions within a short time after the quake. This could serve as a model for a preparedness plan for the Vancouver area and for other population centres located in seismically active areas in Canada.

AUTHOR INDEX / INDEX DES AUTEURS

All abstracts in the compendium have been numbered. The numbers following the author entries in this index refer to abstract numbers and NOT to page numbers.

Tous les textes résumés dans le compendium ont été numérotés. Les numéros donnés dans l'index pour chaque auteur renvoient aux numéros des textes resumés, et non à la page.

A.D.I. Limited, Architects and Engineers (Buildings Division) 115

A.T. Hansen Consulting Services 35

Aplin Engineering Inc. 66

Ashton and Associates Ltd. 29

Association canadienne des constructeurs d'habitations 73, 129, 131

Association canadienne d'habitation et de rénovation urbaine 129, 131

Atkins, Julian Francis 4

Barron, Stephen R. 31

Bartel, Henry 76

The Becker Engineering Group 56

Bell, John A. 140

Bisson, Lucie 111

Blain, Michèle A. 83

Boisvert, Mario 144

Boléat, Mark 104, 109

Bradley, C. William 30

Brown, W.C. 61

Bruce, David William Charles 137

Buchan, Lawton, Parent Ltd. 27

Bull, Natalie 48

CANETA Research Inc. 41

CH2M Hill Engineering Ltd. 146

Canada Mortgage and Housing Corporation 9, 10, 11, 14, 15, 16, 68, 71, 73, 74, 77, 112, 113, 114, 119, 122, 123, 129, 131, 141, 142

Canada Mortgage and Housing Corporation, Program Evaluation Division 9, 10, 113, 114, 122, 123

Canadian Home Builders' Association 73, 129, 131

Canadian Housing and Renewal Association 129, 131

Canadian Housing Finance Conference 104-110

Carvery, Valerie 153

Clayton Research Associates Limited 90

Conférence canadienne sur le financement de l'habitation 104, 106-110

Conseil national de recherches du Canada 42, 61, 156

Convery, Lynn 116

Côté, Mark A. 91

DPA Group Inc. 82

Daigle, Jean-Marc 93

Des Rosiers, François 128

Dixon, Carol 124

Drerup Construction Ltd. 25

Drysdale, Robert G. 100, 101

D'Sousa, Mitzi 72

Ellis, Elizabeth Anne 19

Energy Pathways Inc. 130, 132

Fairweather, Nancy J. 143

Fallick, Arthur L. 3

Fallis, George 106, 107

Farrell, Siobhan 113

Fédération canadienne des municipalités 129, 131

Federation of Canadian Municipalities 129, 131

Fillmore, Nancy 53

First National Symposium on Emergency Response Services for Frail Persons Living Alone, May 31-June 2, 1990, Washington, D.C. 18

Forman, John 45

Forrestal, Joan Judith 88

Fortin, Mario 79, 80, 81

G.K. Yuill and Associates Limited 44, 97

Gardner Pinfold Consulting Economists 82

Gautron, Sylvie 1, 46, 47, 49, 51, 52, 78

Gilbert, Leslie J. 54

Gnaedinger, Nancy 22, 133

Gower Yeung & Associates Ltd. 119

Gutman, Gloria M. 13

HSP Humanité Services Planning Ltd. 36

Halsall, Peter 7

Hamilton & District Home Builders' Association 73

Hamlin, Tom 45

Hansen, A.T. 34, 35

Ho, Danny 134

Hodge, Gerald 13

Hollett, Robert Grant 21

Hughes, Karen 50

Hulchanski, J. David 86, 118

Institute for Research in Construction, National Research Council 42, 156

Jackson, Ann F. 39

John A. Bickley Associates Ltd. 6

Keller, Heinz 59

Kluge, Andrew 99, 100

Kryzanowski, Lawrence 63

Lahaise, Marie-Dominique 152

La Rivière, Monica 57

Lavoie, Caroline 155

Lazzarin, Celia C. 135

Lebeau, Mario 70

Leclerc, Louise 2

Leung, Hok Lin 12

Lubun, Mike 45

MJM Conseillers en acoustique 28

MacBurnie, Ian 85

McCready, Douglas J. 76

McGugan, Colin A. 32, 33

Maclean, Brian Kenneth 75

McNiven, Jane A. 17

McNutt, Karen Leanne 145

Magee, R.J. 42

Marr, William L. 76

Mills, Lindsay Brian 69

Morah, Erasmus Uchenna 84

Morrison Hershfield Limited 103

Munn, Jon 93

Nadasdi, Rita A. 8

National Research Council of Canada 42, 61, 156

Neubacher, Frank 95, 96

Nicol-Smith, C.A. 119

Nordco Limited 82

ORTECH International 24, 32, 33

Oberlander, H. Peter 3

Oboe Engineering Ltd. 102

Ormiston, Alice M. 114

P.E.I. Council of the Disabled Inc. 38

Paul Wisner and Associates Inc. 149

Pesando, James E. 108, 110

Peters, Evelyn J. 154

Peterson, C. Brad 89

Pinsky, Barry 72

Pittaway, Elizabeth 22

Platts, R.E. 34

Poirier, G.F. 61

Prairie, Denise M. 148

Prince, Owen 94

Pugh, John L. 67

Quintal, Gilles 105

Rainer, J.H. 156

Rees, William E. 118

Resource Integration Systems Ltd. 29

Robert Halsall and Associates Limited 5, 7

Robinson, Terry 23, 26

Rocca, Donna 93

Rodriguez, Luis 18

Rooftops Canada Foundation 72

Rowe, Andy 139

Rowley, Susannah Worth 55

Roy, Denise 151

Saint-Germain, Claude 138

Sandringham Consultants 67

Scanada Consultants Limited 24, 34, 43, 56

Schaefer, Karl Alfred 127

Schuster, R.M. 58

Shaw, C.Y. 42

Sheltair Scientific Ltd. 24, 40

Simmons, Laura S. 92

Siricon 64

Société canadienne d'hypothèques et de logement 9, 10, 11, 14, 15, 16, 68, 71, 73, 74, 77, 112, 113, 114, 119, 122, 123, 129, 131, 141, 142

Société canadienne d'hypothèques et de logement, Division de l'évaluation de programme 9, 10, 113, 114, 122, 123

Société Imagem 138

Suter Keller Inc. 59, 62

Sylvapro Inc. 60

Tarlton, D.L. 58

Tasker-Brown, Julie 87

Taylor, Katherine Jane 37

Thomas, Verna 153

Trow Inc. 98

Urbanitek Inc. 70

Van Gurp, Carolyn 153

Voizard, Josée 136

Voll, Jane T. 126

WMS Associates Ltd. 82

Weideman, Donald James 20

White, Michael 147

Whyte, Rob 150

Wijdeven, Berry M.G. 125

Willmar Window Industries Ltd. 44

Wilson, Michael J. 101

Wisner, Paul SEE Paul Wisner and Associates Inc.

Wister, Andrew 22

Yuill, G.K. SEE G.K. Yuill and Associates Ltd.

Zakrzewski, A.S. 58

TITLE INDEX / INDEX DES TITRES

All abstracts included in the compendium have been numbered. The numbers following the titles in this index refer to abstract numbers and NOT to page numbers.

Tous les textes résumés dans le compendium ont été numérotés. Les numéros donnés dans l'index pour chaque titre renvoient aux numéros des textes résumés, et non à la page.

A.C.T. : Abordabilité et choix toujours = A.C.T. : Affordability and Choice Today, 129

A.C.T. : Abordabilité et choix toujours : document de travail sur la réglementation reliée à l'abordabilité au choix, à la qualité et à l'innovation du logement = A.C.T. : Affordability and Choice Today : Discussion Paper on Regulations Related to Housing Affordability, Choice, Quality and Innovation, 130

A.C.T. : Affordability and Choice Today = A.C.T. : Abordabilité et choix toujours, 131

A.C.T. : Affordability and Choice Today : Discussion Paper on Regulations Related to Housing Affordability, Choice, Quality and Innovation = A.C.T. : Abordabilité et choix toujours : document de travail sur la réglementation reliée à l'abordabilité, au choix, à la qualité et à l'innovation du logement, 132

Activités de la SCHL concernant la qualité de l'air des habitations, 1980 - 1990, 23

Activités de la SCHL portant sur des questions environnementales = CMHC Activities Which Address Environmental Concerns, 68

Addressing Your Housing Needs : How Can We Help You Better ? = Vos besoins de logement : comment pouvons-nous vous aider davantage ? 112

Advances in Basement Technology, 56

Analyse financière et hypothèse de recyclage d'un bâtiment vacant, 5891 - 95 St-Denis, Montréal, Québec, 1

The Applicability Potential of Foreign Housing Finance Mechanisms in Canada = Les Mécanismes étrangers de financement de l'habitation : leur potentiel d'application au Canada, 104

An Assessment of Housing and Service Needs for Families of Incarcerated Criminal Offenders, 69

At Home with Alzheimer Disease : Useful Adaptations to the Home Environment = La Maladie d'Alzheimer chez soi : comment créer un environnement adapté au malade, 11

L'Autoconstruction : être patron, gestionnaire et contremaître, 138

L'Avenue du Mont-Royal : un projet de revitalisation, 46

Besoins de logement des groupes spéciaux : une synthèse des recherches francophones, 70

Le Béton, matériau adapté au logement de basse densité : mesures favorables à l'innovation et à l'amélioration de la qualité de la construction résidentielle au Québec, 57

Breaking Down the "Discretionary Use" Barrier, 36

CMHC Activities Which Address Environmental Concerns = Activités de la SCHL portant sur des questions environnementales, 71

The Canadian Experience with Mortgage-Backed Securities : An Assessment of the 1980s and the Outlook for the 1990s, 105

The Canadian Residential Duct and Chimney Survey : Final Report, 40

Case Study of the Participatory Design Process of an Apartment for Seven Physically Disabled Adults, 37

Catalogue of Canadian Housing and Shelter Organizations : A Contribution to the International Year of Shelter for the Homeless -- 1987, 72

Cathodic Protection for the Rehabilitation of Concrete Parking Structures, 5

Charlie : CHBA/CMHC Demonstration Home, 73

Le Cinéma Rialto et ses intérieurs, 47

Une Comparaison des taux de subvention implicites des services du logement locatif et du logement occupé par son propriétaire, 79

Comparison of WALLDRY Predictions with Atlantic Canada Moisture Test Hut Data, 97

Consultation sur la qualité du logement : recommandations préliminaires et points à discuter = The Housing Quality Consultation : Preliminary Recommendations and Issues for Further Discussion, 74

Co-operative Housing for Sole-Female Parents : Pockets of Empowerment in the Struggle for Community, 8

Corporate Sponsorship of Housing = Les Entreprises et le parrainage dans le secteur de l'habitation, 106

The Costs and Benefits of Smoke Alarms in Canadian Houses, 34

Criteria for the Air Leakage Characteristics of Building Envelopes : Final Report, 98

Criteria for the Testing of Wall Sheathing for Load-Bearing Steel Studs, 58

De l'origine des banlieues au quotidien des femmes actives : le cas de Saint-Hubert au Québec, 151

Define the Most Cost-Effective Cladding System in Canada : Results of a Survey, 59

Design Standards and Guidelines for Open Space Systems in Medium-Density, Low-Rise Residential Communities and Their Application to the Master Plan for a Family Housing Complex at the University of Guelph, 92

Development and Evaluation of a Stress Skin/Post Tension Wall System : Final Report, 60

Dispersal and Concentration of the Vietnamese Canadians : A Montreal Case Study, 155

Domestic Vernacular Architecture & Architectural Conservation : A New Brunswick Farm Site, 48

Earthquake Damage in the San Francisco Area and Projection to Greater Vancouver, 156

An Economic Analysis of Metropolitan Toronto Property Tax Reform, 126

The Effect of Floodplain Designation/Regulations on Residential Property Values : A Case Study in North York, Ontario, 127

The Effectiveness of Low-Cost Continuous Ventilation Systems, 41

Elderly Homeowners Turned Renters : Reasons for Move : Final Report, 12

Les Entreprises et le parrainage dans le secteur de l'habitation = Corporate Sponsorship of Housing, 107

The Environmental Performance of Brick Veneer/Steel Stud Curtain Wall Systems Subject to Air Pressure, Temperature and Vapour Pressure Differentials, 99

Essai de système pare-air pour murs à ossature de bois, 61

Establishing the Protocols for Measuring Air Leakage and Air Flow Patterns in High-Rise Apartment Buildings, 42

L'État et la diversification des modes de propriété du logement : une analyse des programmes québécois LOGINOVE et CORVÉE-HABITATION, 83

Étude de la décision des propriétaires concernant l'évolution de leur habitation, 136

Évaluation des programmes de logement pour les ruraux et les autochtones : ébauche du rapport sommaire, 113

Évaluation du Programme de logement public, 120

Évaluation du Programme fédéral des coopératives d'habitation : rapport provisoire, 9

Evaluation of the Federal Co-operative Housing Programs : Draft Report, 10

Evaluation of the Public Housing Program, 121

Evaluation of the Rural and Native Housing Programs : Draft Summary Report, 114

Extent of Carbonation in Buildings in Toronto, 6

Feasibility and Implementation of New Housing Finance Ideas in Canada = Nouvelles idées en matière de financement de l'habitation au Canada : faisabilité et mise en pratique, 108

Field Evaluation of Foundation Drain Response, 146

Field Investigation of Brick Veneer/Steel Stud Wall Systems, 62

Financial Management Practices and Plight of Small and Medium-Sized Building "Contractors", 63

Fire Separations : (Final Report), 35

Fireplace Air Requirements, 24

4SWMS : A Four Stream Water Management System : A Proposal and Model for Controlling Urban Runoff Pollution of Stream Ecosystems in Developments on Urban Watersheds Headwaters, 147

Friends of Toronto : A New Vision, 88

The Guelph Model : A Model for Subdivision Development in the Rural Landscape, 89

Guide à l'intention des utilisateurs de la partie 9 du Code national du bâtiment, 64

Habitat : Canada's International Role in Human Settlements Development, 3

Have Low Housing Investment Levels Been a Cause of High Japanese Growth Rates? 75

Homeless Youth : A National Problem - A Local Response, 53

Housing and Support Service Needs and Preferences of Rural Seniors from Three Regions in Canada : Findings from Field Tests of a Seniors' Survey Developed to Assist Rural Communities in Ascertaining the Accommodation and Support Services Needs of Local Elders, 13

Housing as Northern Community Development : A Case Study of the Homeownership Assistance Program (HAP) in Fort Good Hope, Northwest Territories, 118

Housing Expenditures : A Look at How Demographic Factors Influence Them, 76

Housing for Low Income Singles : The Planning and Politics of Neglect, 140

Housing for the Environmentally Hypersensitive : Survey and Examples of Clean Air Housing in Canada, 25

Housing Help/Aide Logement : A Case Study, 133

Housing Needs Survey for People with Disabilities, 38

The Housing Quality Consultation : Preliminary Recommendations and Issues for Further Discussion = Consultation sur la qualité du logement : recommandations préliminaires et points à discuter, 77

Housing Trends and the Role of Public Policy in Generating Homelessness : A Case Study of Vancouver, British Columbia, 54

The Implementation of Public Policy in Developing Countries : A Case Study of Housing in Nigeria's New Capital City at Abuja, 84

Indoor Air Quality Initiatives at CMHC 1980 - 1990, 26

Indoor Air Quality Test Protocol for Highrise Residential Buildings : Final Report, 27

L'Inflation, la fiscalité et la demande de logement occupé par son propriétaire : un modèle d'intégration, 80

Inflation, Taxes, Liquidity Constraints and the Demand for Housing, 81

Initiatives Relating to Housing Choices for Older Canadians = Initiatives reliées aux choix de logement des Canadiens âgés, 14

Initiatives reliées aux choix de logement des Canadiens âgés = Initiatives Related to Housing Choices for Older Canadians, 15

Inner-City Housing Through the Partnership Approach : An Evaluation of Three Initiatives, 85

An Investigation of the Reasons for and Impact of Rental Apartment Demolitions in Vancouver's Kerrisdale Neighbourhood, 1989, 134

L'Isolation des vieilles maisons, 49

Land Monitoring System Feasibility Study, 90

Land Suitability and Preparation Requirements for New Development Areas in Belize City, 91

Landfill Gas Migration : Assessment of Hazards and Remedial Measures, 148

Landscape Inventory & Impact Study : York Campus, 93

Le Langage des façades : une perception du statut social, 78

Low Income Housing and the Educational Experience of Women in Post-Secondary Institutions, 143

La Maison usinée en Suède, 95

La Maladie d'Alzheimer chez soi : comment créer un environnement adapté au malade = At Home with Alzheimer Disease : Useful Adaptations to the Home Environment, 16

Les Mécanismes étrangers de financement de l'habitation : leur potentiel d'application au Canada = The Applicability Potential of Foreign Housing Finance Mechanisms in Canada, 109

Modifications and Refinement of the Computer Model "Wood Burning Simulator", 43

The Municipal Role in the Supply and Maintenance of Low Cost Housing : A Review of Canadian Initiatives, 86

Native Women and Community Planning, 113

New Brunswick Housing Needs Study : Final Report, 82

Non-Elderly Singles in Canada : Summary Report = Les Personnes seules non âgées au Canada : rapport sommaire, 141

Nouvelles idées en matière de financement de l'habitation au Canada : faisabilité et mise en pratique = Feasibility and Implementation of New Housing Finance Ideas in Canada, 110

Older Widows and Housing : An Exploration of the Inter-relationships Between Contexts and Perceptions, 17

P.E.I. Residential Financing and Construction Follow-Up Study and Survey : Final Report, 139

Parrainage du logement par les entreprises (Les Entreprises et le parrainage dans le secteur de l'habitation), 106, 107

Les Personnes seules non âgées au Canada : rapport sommaire = Non-Elderly Singles in Canada : Summary Report, 142

Place Royale : étude de rentabilité des investissements étatiques, 111

Planning and Heritage Preservation : The Case of the Talbot Streetscape, London, Ontario, 50

Planning for Sense of Community : A Case Study of Community Development with Urban Natives, 114

Les Portes de bronze de l'édifice de la Confédération, 51

A Preliminary Analysis of Low-Income Housing Policy for Belize City, 87

A Presentation on Emergency Response Systems : The Canadian Perspective, 18

Prévention de la démolition des bâtiments vacants, 52

Project to Continuously Monitor the Performance of the Laminar Air Flow Super Window-Humidity Controlled Air Inlet-Baseboard Heater Ventilation and Heating System, 44

Projet de recherche sur l'isolement acoustique procuré par des assemblages plancher-plafond dans les constructions à ossature de bois, 28

Protection of Basements Against Flooding : Trends and Impacts of Drainage Regulations, 149

Reconversion en habitations : élaboration d'un outil d'évaluation, 2

Redefining the Applicability Gap by Undertaking Design : A Case Study of Layouts for Seniors' Shared Housing, 19

Réinventer la ville grâce à la magie des sorcières : (perspectives féministes sur la ville), 152

Relations entre ménages, lieux de résidence et moyens de transport des étudiants de l'Université Laval, 144

Rent Control and Rent Decontrol in British Columbia : A Case Study of the Vancouver Rental Market, 1974 to 1989, 135

A Report on Performance of Brick Veneer/Steel Stud Wall Systems Subject to Temperature, Air Pressure and Vapour Pressure Differentials (Part 3 of the McMaster University Laboratory Test Program on Brick Veneer/Steel Stud Wall Systems, 100

A Report on Tests of Full Scale Brick Veneer/Steel Stud Walls to Determine Strength and Rain Penetration Characteristics (Part 5 of the McMaster University Laboratory Test Program on Brick Veneer/Steel Stud Wall Systems), 101

Report on the Halifax Jamaica Women's Exchange Project, 153

Report on the Measurement of the Air Leakage of the Test Wall Panels : Drying of Walls : Atlantic Canada, 102

The Resident Perspective : An Evaluation of the Fredericton (Devon) Storefront, 124

Residential Gas Combustion Venting Issues Forum, June 18 & 19, 1987 : Proceedings, 29

RÉSIVALU : modèle hédonique de valeurs résidentielles pour la région de Québec, 1986-87, 128

Retirement Housing in Australia, 20

Retirement Housing Preferences of the Pre-Elderly : A Conjoint Analysis, 21

A Right to Housing in Canada and the U.S., 55

Second-Stage Housing for Battered Women in Canada, 154

Seminar on Brick Veneer Wall Systems, 65

The Senior Citizens Department of the Regional Municipality of Niagara, Ontario and Its Continuum of Care Model : A Case Study, 22

Simplified Construction Manual : Rural and Native Demonstration Program, 115

Social Housing and Social Integration, 125

Solid Log Wall Construction, 66

Sound Performance of Wood Floor/Ceiling Assemblies : Stage II, 30

Spatial Patterns of Home Renovation in Nova Scotia, 1971 - 1988, 137

Staining of Joint Compound on Drywall, 67

Structure for an Arctic House, 119

Student Housing and Adjustment to University, 145

A Study of the Rainscreen Concept Applied to Cladding Systems on Wood Frame Walls, 103

The Support of Micro-Enterprises in Remote Northern Canadian Native Communities : Issues, Constraints, and Opportunities, 116

Supportive Community Living : Planning Community Based Housing and Support Services in Ontario, 39

Survey of the Medical Impact on Environmentally Hypersensitive People of a Change of Habitat, 31

The Swedish Factory-Crafted Home, 96

Testing of a Factory-Built Fireplace with Outdoor Air Supply Connected Directly to Firechamber, 32

Testing of Three Factory-Built Chimneys, 33

Users' Guide to Cathodic Protection of Reinforced Concrete Parking Structures, 7

Ventilation and Airtightness in New Detached Canadian Housing, 45

Vos besoins de logement : comment pouvons-nous vous aider davantage ? = Addressing Your Housing Needs : How Can We Help You Better ? 117

Waste Disposal Chutes and Recycling in New Residential High-Rise Buildings : An Investigation into Program Design and Cost, 150

Wet Bottom Stormwater Ponds As Amenities : A Case Study, 94

Zoning in Vancouver : An Expert System to Assess Development Proposals, 4

SUBJECT INDEX

All abstracts included in the compendium have been numbered. The numbers following the subject terms in this index refer to the abstract number, NOT to page numbers. To consult the French index, please turn to page 110.

A.C.T. Affordability and Choice Today, 129, 130, 131, 132
Abbeyfield housing, 20
Abuja, Nigeria, 84
Acadia University, 143, 145
Accessory apartments, 73
Acid rain, 51
Adjustable rate mortgages (ARMs), 108, 110
Adolescents, 53
Air and vapour barriers, 61, 99, 100, 103
Air-cooled chimneys, 33
Airtightness testing, 42, 44, 45, 61, 98, 99, 100, 101, 102
Alberta, 36
Alzheimer disease, 11, 16
Annapolis Valley, N.S., 8
Annapolis Valley Co-operative, 8
Apartment buildings, 42
Apple Blossom Housing Co-operative, 8
Aquatic ecosystems, 147
Architecture, 48, 50
Arctic housing, 121
Asphyxiation, 148
Assisted housing, 106, 107
Atlantic Provinces, 97, 102
Audio-visual materials, 14, 15
Australia, 20

"Baby boomers", 141, 142
Bachelorettes, 140
Balconies, 6
Barrier-free housing, 37, 38
Baseboard heaters, 44
Basement flooding, 149
Basements, 56
Battered women, 115, 154
Belize City, Belize, 87, 91
Berlin, Germany, 85
Bibliographies, 70, 86
Black women, 153
Brick veneer, 59, 62, 65, 103
Brick veneer/concrete masonry, 65
Brick veneer/steel stud wall systems, 59, 62, 65, 99, 100, 101
Bridgehouse, Kingston, Ont., 69
British Columbia, 54, 135
Bronze doors, 51
Building codes and standards, 29, 35, 57, 64, 86, 91, 130, 132, 156
Building contractors, 63
Building materials, 25, 57, 59, 62, 65, 67, 98
Building recycling, 1, 2
Buildings, 156
Business investment, 75

CHBA/CMHC Demonstration Home, 73
CMHC, 14, 15, 23, 26, 29, 68, 71, 74, 77, 104, 105, 109, 113, 114, 130, 132
CORVÉE-HABITATION, 83
California, 55
Cambridge, Ont., 21
Canada Interest Act, 105
Canada Mortgage and Housing Corporation, 14, 15, 23, 26, 29, 68, 71, 74, 77, 104, 105, 109, 113, 114, 130, 132
Canada Student Loans Plan, 143
Canadian Charter of Rights and Freedoms, 55
Canadian Gas Association, 29
Canadian Home Builders' Association, 130, 132
Canadian Housing Finance Conference, 104, 106-110

Canadian Housing and Renewal Association, 130
Capital cost allowance, 79
Capital gains tax, 79
Carbon dioxide, 148
Carbonation, 6
Cathodic protection systems, 5, 7
Central Kootenay Regional District, B.C., 13
Central Wellington County, Ont., 21
"Charlie", 73
Child care, 115
Chimneys, 24, 33, 40
Cinemas, 47
City planning, 4, 68, 71, 88, 140, 151, 152
City planning and human settlements, 3, 4
Cladding systems, 59, 65, 103
Clinical ecology, 31
Community, 39, 116
Community based policing, 124
Community development, 116, 120, 153
Community development planning, 140
Community planning, 115
Computer programs, 4
Concrete, 5, 6, 7, 57, 59, 65
Concrete block foundations, 56
Concrete corrosion, 5, 6, 7
Concrete houses, 57
Concrete masonry, 65
Concrete panels, 59
Condominium housing, 83, 134, 135, 150
Confederation Building, 51
Conférence canadienne sur le financement de l'habitation, 104, 106-110
Congregate housing, 13
Conjoint Analysis, 21
Constitutional law, 55
Construction industry, 63, 130, 132
Construction manuals, 117, 138
Construction techniques, 48, 57, 62, 64, 66, 99, 156
Continuing care retirement housing, 22
Co-operative and non-profit housing, 8-10, 20, 37, 83
Co-operative housing, 8-10, 20, 37, 83
Core housing need, 82
Core Need Model, 82
Corporate philanthropy, 106, 107
Corporate sponsorship, 106, 107
Council of Forest Industries of British Columbia, 121
Crime prevention, 124
Curtain wall systems, 99, 100, 101

Day care, 151
Deductible mortgage interest, 80
Deinstitutionalization, 39
Delphi technique, 98
Demolitions, 134, 135
Denmark, 95, 96
Deregulation SEE Regulatory reform
Developing countries, 84, 87, 91
Development control, 4
Devon Storefront, Fredericton, N.B., 124
Directories, 72
Discrimination in housing, 36, 125
Displacement, 134, 140
Don River, Toronto, Ont., 127, 147
Doors, 51
Downtown redevelopment, 46, 50
Drainage, 56, 93, 103, 146, 149
Drywall, 67
Drywall discoloration, 67
Duct Test Rig, 40

Earthquakes, 156
Edmonton, Alta., 146
Elderly, 11-22, 76, 134
Elderly widows, 17
Electric heating, 41
Emergency preparedness, 156
Emergency response systems, 18
Energy conservation, 45, 49, 66
Energy-efficient housing, 44, 45, 49, 73
Environment, 68, 71, 89
Environmental hypersensitivity disorder, 25, 31
Environmental impact analysis, 93
Environmental pollution, 23-33, 42, 51, 147

Environmental psychology, 12
Environmentally friendly products, 25
Equity sharing, 108, 110
Ethnicity, 155
Euclid - expert system, 4
Evangeline Courts Housing Co-operative, 8
Exclusionary zoning, 36
Exhaust fans, 40, 41
Expert systems, 4
Exterior walls, 42, 59, 60, 62, 65, 66, 97-103, 121

FAMEX, 76
Facades, 46, 78
Family Expenditure Survey (FAMEX), 76
Fans, 40, 41
Farmhouses, 48
Fault tree analysis, 148
Federal Co-operative Housing Program, 9, 10
Female-led families, 8, 151
Feminism, 152
Financial institutions, 105
Financial markets, 104, 109
Fire detectors, 34
Fire prevention, 34, 35, 148
Fire separations, 35
Fireplace dampers, 32
Fireplaces, 24, 32, 40, 43
Flooding, 149
Floodplains, 127
Floor-ceiling assemblies, 28, 30
Floor coverings, 30
Floor plans, 19
Floors, 30
Footings, 121
Forced air heating, 41, 45
Fort Good Hope, N.W.T., 120
Foundation drainage, 146, 149
Foundations, 48, 56, 121
4 Stream Water Management System, 147
Fredericton, N.B., 102, 124
Friends of Toronto, 88

Garbage disposal, 150
Garden suites, 13, 20
Gas migration, 148
Glasgow, Scotland, 85
Global Strategy for Shelter, 3
Granny flat SEE Garden suites
Great Lakes Basin, 147
Guelph, Ontario, 94
Guelph Model, 89
Gypsum board, 67

HAP, 113, 114, 120
Halifax, N.S., 17, 102, 153
Handicapped, 36-39
Heating, 25, 29, 40-45
Heating, Refrigeration and Air Conditioning Institute, 29
Hedonic price models, 127, 128
Heritage Canada, 46
Heritage Montreal, 46
High-rise buildings, 27, 42, 150
Historic preservation, 2, 46-52, 93, 111
Home care, 11, 16
Home equity conversions, 20
Homeless youth, 53
Homelessness, 3, 53-55, 72, 133
Homeownership, 21, 79
Homeownership Assistance Program (HAP), 113, 114, 120
House construction, 28, 30, 56-67, 73, 95, 96, 99-101, 103, 117, 121, 138, 139
House depressurization, 24, 45
Household characteristics, 9, 10, 12, 13, 76, 82, 122, 123, 137, 141, 142, 144
Housing, 68-78, 84
Housing affordability, 54, 73, 82, 84, 85, 87, 105, 108, 110, 125, 129, 131-133, 139, 140-143
Housing choice, 14, 15, 21, 129-132, 144, 145
Housing conversion, 1, 2, 73, 111, 135, 140
Housing costs, 76
Housing demand SEE Housing need(s)
Housing design, 19, 37
Housing finance, 9, 10, 80, 81, 87, 104-111, 136, 139

Housing forecasting, 79, 80-82, 141, 142
Housing Help/Aide Logement, 133
Housing market, 75, 128
Housing need(s), 9, 10, 13, 38, 70, 79-82, 84, 112, 119, 135, 140-143, 154
Housing organizations, 72
Housing policy, 39, 54, 83-87, 91, 112, 119, 125, 130, 132, 135, 140
Housing price forecasting, 128
Housing prices, 127, 128
Housing programs, 9, 10, 82, 83, 112-114, 119, 120, 122, 123, 129-132
Housing quality, 9, 10, 12, 57, 74, 77, 82, 118, 122, 123
Housing registries, 38, 133
Housing research, 14, 15, 23, 26, 68, 70, 71
Housing subsidies, 54
Housing surveys, 9, 10, 12, 13, 17, 21, 25, 36, 38, 40, 59, 78, 122, 123, 139, 143
Human settlements, 3
Humidity controlled air inlets, 44

ILM (Index-Linked Mortgages), 9, 10, 108, 110
Immigrants, 155
Impulse Isolation Class, 28
Independent living, 37, 39
Index-Linked Mortgages (ILM), 9, 10, 108, 110
Indian reserves, 115, 118
Individual's Rights Protection Act (Alberta), 36
Indoor air quality, 23-27, 29, 31-33, 41, 42, 45,
Indoor air quality checklists, 27
Infill housing, 20
Inflation, 79-81, 135
Infrastructure, 91, 118
Inner city, 85, 87, 88
Innovative constuction techniques, 57
Insulation, 49, 56, 99
Integrated housing, 36, 125
Interest rates, 79, 80, 135
International law, 55
International Year of Shelter for the Homeless 1987 (IYSH), 3, 72
Internationale Bauausstellung, Berlin, Germany, 85

Jamaica, 153
Japan, 75
Japanese economy, 75
Joint compound, 67

Kerrisdale, Vancouver, B.C., 134
Kettle and Stoney Point Reserve, Ont., 115
Kings County, N.S., 13
Kingston, Ont., 12, 69

LOGINOVE, 83
Land development, 87, 90, 91, 129-132
Land leasing, 108, 110
Land subdivision, 89
Land supply monitoring, 90
Land use, 88-91, 130, 132
Landfill gas control, 148
Landfill sites, 148
Landscape architecture, 89, 92, 93, 94
Landscape inventory, 93
Laval University, 144
Lease-to-purchase, 108, 110
Life tenancy, 20
Load-bearing walls, 58
Log house construction, 66
Log shrinkage, 66
London, England, 152
London, Ont., 50
Low-cost housing, 84, 86, 129-132
Low-density housing, 57
Low-income households, 9, 10, 54, 140
Low-income housing, 87, 112, 119, 133, 140, 143
Low-rise housing, 92, 134

Main Street Program, 46
Management practices, 63
Manufactured housing, 57, 95, 96
Manufactured housing industry, 95, 96
Marginalization, 140
Market value assessment, 126
Mathematical models, 79-81, 103, 127, 128, 136, 148,
Mature students, 143
Medium-density housing, 92
Merchant City, Glasgow, Scotland, 85
Metal siding, 59
Methane, 148
Micro-enterprises SEE Small businesses
Middle-income housing, 85
Migration, internal, 12, 135
Migration, secondary, 155
Mixed-use development, 50, 88
Mobile homes, 13
Moderate-income households, 9, 10
Moisture problems, 44, 66, 97-103
Monocoque construction, 121
Montreal, Que., 1, 46, 47, 52, 78, 83, 85, 152, 155
Mont-Royal Avenue, Montreal, Que., 46
More Than Shelter, 39
Mortgage-backed securities, 105
Mortgage loan insurance, 104, 108-110
Mortgage market, 104, 108, 109, 110
Mortgage renewal protection, 108, 110
Mortgages, 9, 10, 80, 81, 104, 105, 108, 109, 110, 111
Mortgages, long-term , 105
Multi-family dwellings, 1, 52, 83
Multiple regression analysis, 128
Municipal finance, 86
Municipal housing initiatives, 86
Municipal housing policy, 85, 86, 140

NIMBY syndrome, 125
National Building Code of Canada, Part 9, 64, 156
Native Child and Family Services of Toronto, 116
Native enterprises, 118
Native housing, 112-114, 119
Native peoples, 112-119
Near-elderly, 21, 141, 142
Neighbourhood improvement, 46
Neighbourhood quality, 12
New Brunswick, 48, 82
New houses, 45, 67, 73
New Jersey, 55
New York State, 55
Niagara, Ont.: Regional Municipality of, 22
Nigeria, 84
Noise control, 28, 30
Non-elderly singles, 141, 142
Non-profit housing, 72, 88
The North, 113, 114, 118, 120, 121
North York, Ont., 127
Northern development, 120
Northwest Territories, 113, 114, 120
Northwest Territories Housing Corporation, 120
Nova Scotia, 137, 145

Off-campus housing, 144, 145
Off-reserve housing, 113, 114
Off-shore investors, 134
Old houses, 48, 49
On-campus housing, 145
Ontario, Northwestern, 118
Ontario, Southern , 89
Ontario Ministry of Housing, 39
Open space, 89, 92, 151
Operation 20 000 houses, Montreal, Que., 85
Ottawa-Carleton, Ont., 53, 133
Outdoor space, 92
Owner-occupied housing, 79, 80, 81

Parking structures, 5, 7
Parliament Buildings, Ottawa, Ont., 51
Party walls, 35
Permafrost, 121
Perth County, Ont., 13
Peterborough, Ont., 12, 143
Philanthropy, 106, 107
Place Royale, Quebec, Que., 111

Planning Act 1972 (Alberta), 36
Police, 124
Police services, 124
Policy planning, 86
Policy Statement on Housing (Ontario, 1988), 125
Precast concrete, 6, 59
Prefabricated housing SEE Manufactured housing
Preserved wood foundations, 56
Prince Edward Island, 38, 139
Prisoners' families, 69
Proneed, 82
Property taxes, 126
Property values, 127, 128
Provincial Housing Need Model (Proneed), 82
Public housing, 85, 122-124, 133
Public housing program, 122, 123
Public/private partnerships, 54, 85, 106, 107, 111
Public transit, 144

Quebec, Prov. of, 57, 83
Quebec, Que., 111, 128, 144

RESIVALU, 128
RRAP, 137
RRSPs, 108, 110
R-2000 housing, 73
Radon, 44
Rain penetration tests, 101
Rainscreen Principle, 103
Rama Reserve, Ont., 115
Range hoods, 41
Real estate investment, 75, 111, 134
Real property, 126-128
Recreation areas, 94
Recycling chutes, 150
Refugees, 155
Registered Retirement Savings Plans (RRSPs), 108, 110
Regulatory reform, 57, 73, 129-132
Reinforced concrete, 5-7
Remote communities, 118
Renovation SEE Residential rehabilitation
Renovation costs, 111
Rent control, 135
Rental housing, 20, 38, 54, 79, 122, 123, 133-135, 140-142
Rental housing market, 54
Resettlement, 155
Resident satisfaction, 82, 122, 123, 151
Residential densities, 125
Residential development, 4, 134
Residential Gas Combustion Venting Issues Forum, 29
Residential land development, 90, 91
Residential mobility, 12
Residential rehabilitation, 1, 25, 48, 49, 52, 83, 111, 130, 132, 136, 137
Residential Rehabilitation Assistance Program (RRAP), 137
Residential rehabilitation programs, 83, 137
Restoration, 51
Retirement housing, 13, 20, 21
Rialto Cinema, 47
Right to housing, 55
Risk analysis, 148
Risk management, 63
Rockwood, Ont., 89
Rooming houses, 140
Runoff pollution, 147
Rural and Native Demonstration Program, 113, 114, 117
Rural and Native Housing Program, 112, 113, 114, 119
Rural development, 89
Rural elderly, 13
Rural housing, 48, 112, 113, 114, 119

Sachigo Lake, Ont., 118
Safety in the city, 152
Safety in the home, 11, 16
St. Charles, Ont., 115
St.-Édouard et Montcalm, Montreal, Que., 52
Saint Hubert, Que., 151
St. John's, Nfld., 62, 102

Saint Mary's University, 145
Salt corrosion, 51
San Francisco, Cal., 156
Sanitary sewers, 149
Sealing techniques, 66
Second-stage housing, 154
Secondary mortgage market, 104, 109
Self-help housing, 113, 114, 117, 138, 139
Settlement problems, 66
Sewage disposal, 146, 147, 149
Sewers, 149
Shared accommodation, 13, 19, 22
Sheathing, 58,103
Siding, 59, 65, 103
Single family housing, 45
Single parent families, 8, 76, 143, 151
Single people, 21, 140, 141, 142
Site planning, 92, 117
Small businesses, 88, 118
Smoke detectors, 34
Social housing, 39, 72, 106, 107, 125, 133
Social integration, 125
Social status, 78
Société d'initiative et de développement des artères commerciales de l'avenue du Mont-Royal, 46
Sound absorbing material, 28, 30
Sound Transmission Class, 28
Soundproofing, 28, 30
South Parkdale, Toronto, Ont., 140
Special needs housing, 69, 70, 140
Spillage, 24, 29, 32, 33
Spot footings, 121

Stanley Noble Stronge Housing Co-operative, 37
Steel foundations, 56
Steel stud wall systems, 58, 59
Steel studs, 61, 62
Storefront police services SEE Community-based policing
Storm sewers, 149
Stormwater management, 146, 147, 149
Stormwater ponds, 94
Stress skin/post tension wall system, 60
Stucco, 59, 103
Student housing, 92, 143-145
Studs, 61
Suburban life, 151
Suburbs, 151
Sump pits, 146
Sump pumps, 56, 146, 149
Support services, 13, 38, 39, 69, 116, 133, 151, 152, 154
Supportive community living, 39
Sustainable development, 68, 71
Sweat equity, 139
Sweden, 95, 96

Talbot Block, London, Ont., 50
Taxation, 79, 126
Temporary housing, 53, 69, 154
Tenant rights, 133
Thermal performance, 98, 99, 100
Thermography, 62
Toronto, Ont., 6, 88, 90, 116, 126, 140, 147, 152
Transportation, 13, 69, 144
Trent University, 143
Triplexes, 1, 52
Turbo Prolog 2.0, 4

U.S. Constitution, 55
Unemployment, 135
Uniform Building Code (1985),
U.S.A., 156
United Nations Conference on the Human Environment, 3
United States, 86
University of Guelph, 92
Upward mobility, 78

Vacant buildings, 1, 52
Vacant land, 90
Vancouver, B.C., 4, 37, 54, 121, 134, 135, 156
Vegetation, 93
Vent connectors, 40
Ventilation, 25, 29, 40, 41, 42, 44, 45, 103

Vernacular architecture, 48, 52
Vietnamese refugees, 155
Vinyl siding, 103

WALLDRY, 97
WOODSIM, 24, 43
Wall sheathing, 58, 103
Walls, 35, 42, 58-62, 65, 66, 97-103, 121
Waste disposal, 148, 150
Waste disposal chutes, 150
Waste recycling, 150
Wellington County, Ont., 13
Wet bottom stormwater ponds, 94
Wildlife, 93
Wildlife habitat, 94
Windows, 44
Winnipeg, Man., 44
Wolfville, N.S., 143
Women, 8, 12, 17, 69, 76, 115, 141-143, 151-154
Wood frame construction, 28, 30, 35, 48, 61, 103, 121
Wood stoves, 43
Wood studs, 61
Woodstock, N.B., 48

York University campus, 93
York University Development Corporation, 93
Youth shelters, 53

Zoning, 4, 36, 54, 86, 91, 130, 132, 134

VEDETTE-MATIÈRE

Tous les textes résumés dans le compendium ont été numérotés. Les numéros donnés dans l'index pour chaque sujet renvoient aux numéros des textes résumés, et non à la page. Pour consulter la vedette-matière anglaise, veuillez tourner à la page 102.

A.C.T. Abordabilité et choix toujours, 129, 130, 131, 132
Abuja, Nigéria, 84
Acadia University, 143, 145
Accession à la propriété, 21, 79
Adolescents, 53
Aide logement/Housing Help, 133
Alberta, 36
Allocation du coût en capital, 79
Alzheimer, Maladie d', 11, 16
Amélioration des quartiers, 46
Aménagement foncier, 87, 90, 91, 129, 130, 131, 132
Aménagement foncier résidentiel, 90, 91
Aménagement mixte, 50, 88
Aménagement résidentiel, 4, 134
Analyse conjointe, 21
Analyse de régression multiple, 128
Analyse des risques, 148
Analyse par arbre de défaillance, 148
Annapolis Valley (N.-E.), 8
Année internationale du logement des sans-abri, 3, 72
Appartements accessoires, 73
Architecture, 48, 50
Architecture du paysage, 89, 92-94
Architecture résidentielle, 19, 37
Architecture vernaculaire, 48, 52
Asphyxie, 148
Association canadienne des constructeurs d'habitations, 130, 132
Association canadienne du gaz, 29
Associations publiques-privées, 54, 85 106, 107, 111
Assurance-prêt hypothécaire, 104, 108, 109, 110
Australie, 20
Autochtones, 112-119
Autoconstruction, 113, 114, 117, 138, 139
Avenue Mont-Royal (Montréal, Qué.), 46

Baby boom, Membres de la génération du, 141, 142
Balcons, 6
Banlieue, 151
Bardage, 59, 65, 103
Bardage en métal, 59
Bardage en vinyle, 103
Bassins de retenue d'eaux pluviales, 94
Bassins de retenue en eau, 94
Bâtiments vacants, 1, 52
Belize (Belize), 87, 91
Berlin, Allemagne, 85
Besoin impérieux de logement, 82
Besoins en matière de logement, 9, 10, 13, 38, 70, 79, 80, 81, 82, 84, 112, 119, 135, 140, 141, 142, 143, 154
Béton -- Dommage par la corrosion, 5, 6, 7
Béton, 5, 6, 7, 57, 59, 65
Béton armé, 5, 6, 7
Béton préfabriqué, 6, 59
Bibliographies, 70, 86
Bloc-linteau, 65
Bouches de ventilation hydro-réglable, 44
Bridgehouse (Kingston, Ont.), 69
Bruit, Lutte contre le, 28, 30

CORVÉE-HABITATION, 83
Californie (E.-U.), 55

Cambridge (Ont.), 21
Campus de l'université York, 93
Caractéristiques des ménages, 9, 10, 12, 13, 76, 82, 122, 123, 137, 141, 142, 144
Carbonatation, 6
Central Kootenay Regional District (C.-B.), 13
"Charlie", 73
Charte canadienne des droits et libertés, 55
Charte des droits et libertés de la personne (Alberta), 36
Chauffage, 25, 29, 40, 41, 42, 43, 44, 45
Chauffage à air propulsé, 41, 45
Chauffage électrique, 41
Cheminées, 24, 33, 40
Cheminées d'appartement, 24, 32, 40, 43
Cheminées refroidies à l'air, 33
Choix des habitations, 14, 15, 21, 129, 130, 131, 132, 144, 145
Chômage, 135
Ciment à joint, 67
Cinémas, 47
Cinéma Rialto, 47
Code national du bâtiment du Canada -- Partie 9, 64, 156
Codes du bâtiment et normes, 29, 35, 57, 64, 86, 91, 130, 132, 156
Collectivité (concept de), 39, 116
Collectivités des régions éloignées, 118
Colombie britannique, 54, 135
Conduits de raccordement, 40
Conférence canadienne sur le financement de l'habitation, 104, 106, 107, 108, 109, 110
Conférence des Nations Unies sur l'Environnement, 3
Constitution des États-Unis, 55
Construction -- Industrie, 63, 130, 132
Construction à ossature de bois, 28, 30, 35, 48, 61, 103, 121
Construction en bois rond, 66
Construction monocoque, 121
Constructions, 156
Contrôle des gaz dans les décharges d'ordures, 148
Conversion d'habitation, 1, 2, 73, 111, 135, 140
Coopérative d'habitation Annapolis Valley, 8
Coopérative d'habitation Apple Blossom, 8
Coopératives d'habitation et logement sans but lucratif, 8, 9, 10, 20, 37, 83
Coopérative d'habitation Evangeline Courts, 8
Coopérative d'habitation Stanley Noble Stronge, 37
Copropriétés, 83, 134, 135, 150
Corrosion par le sel, 51
Council of Forest Industries of British Columbia, 121
Coût du logement, 76
Criminalité -- Prévention, 124

Danemark, 95, 96
Décharges d'ordures VOIR Déchets-- Élimination -- Sites,
Déchets -- Élimination, 148, 150
Déchets -- Élimination -- Sites, 148
Décoloration des plaques de plâtre, 67
Déductibilité de l'intérêt hypothécaire, 80
Demande en logement VOIR Besoins en matière de logement
Démolition, 134, 135
Densification des maisons, 20
Densité des logements, 125
Déplacement des locataires, 134, 140
Dépressurisation de maison, 24, 45
Déshospitalisation, 39
Détecteurs d'incendie, 34
Détecteurs de fumée, 34
Développement communautaire, 116, 120, 153
Développement du Nord, 120
Développement durable, 68, 71

Développement rural, 89
Discrimination dans le logement, 36, 125
Dispositif d'essai des conduits, 40
Don River, Toronto (Ont.), 127, 147
Drainage, 56, 93, 103, 146, 149
Drainage de fondation, 146, 149
Droit au logement, 55
Droit constitutionnel, 55
Droit international, 55
Droits des locataires, 133

EDF, 76
Eaux pluviales, Gestion des, 146, 147, 149
Eaux usées -- Évacuation, 146, 147, 149
Écologie clinique, 31
Économie japonaise, 75
Écosystèmes aquatiques, 147
Édifice de la Confédération, 51
Édifices du Parlement, Ottawa (Ont.), 51
Edmonton (Alb.), 146
Efficacité thermique, 98, 99, 100
Égouts, 149
Égouts pluviaux, 149
Égouts sanitaires, 149
Énergie -- Conservation, 45, 49, 66
Enfants -- Soins, 115
Énoncé de politique du logement (Ontario), 125
Enquête sur les dépenses des familles (EDF), 76
Ensembles planchers - plafonds, 28, 30
Entrepreneurs de bâtiments, 63
Entreprises dirigées par les autochtones, 118
Environnement, 68, 71, 79
Espace extérieur, 92
Espaces verts, 89, 92, 151
Essai d'étanchéité à l'air, 42, 44, 45, 61, 98, 99, 100, 101, 102
Essais de pénétration de l'eau de pluie, 101
Établissements humains, 3
États-Unis, 86
Ethnicité, 155
Étude d'impact environnemental, 93
Étudiants -- Logement, 92, 143 - 145
Étudiants adultes, 143
Euclid - système expert, 4
Évaluation de la valeur marchande, 126

Façades, 46, 78
Famille dont le chef est une femme, 8, 151
Familles monoparentales, 8, 76, 143, 151
Faune, 93
Faune -- Habitat, 94
Féminisme, 152
Femmes, 8, 12, 17, 69, 76, 115, 141, 142, 143, 151 - 154
Femmes noires, 153
Femmes victimes de violence familiale, 115, 154
Fenêtres, 44
Finances municipales, 86
Fondations, 48, 56, 121
Fondations blocs de béton, 56
Fondations en acier, 56
Fondations en bois traité, 56
Fort Good Hope (T.N.-O.), 120
Forum sur l'évacuation des gaz de combustion, 29
Foyers à feu ouvert VOIR Cheminées d'appartement
Fredericton (N.-B.), 102, 124
Friends of Toronto, 88
Fuites de gaz de combustion, 24, 29, 32, 33

Garderie, 151
Gaz carbonique, 148
Gestion du risque, 63
Glasgow, Écosse, 85
Grands Lacs, Bassin des, 147
Guelph, (Ont.), 94

Habitat collectif, 13

Habitation de type Abbeyfield, 20
Habitations -- Construction, 28, 30, 56-67, 73, 95, 96, 99, 100, 101, 103, 117, 121, 138, 139
Habitations à densité moyenne, 92
Habitations à faible densité, 57
Habitations à familles multiples, 1, 52, 83
Habitations de faible hauteur, 92, 134
Habitations usinées, 57, 95, 96
Halifax (N.-E.), 17, 102, 153
Handicapés, 36-39
Héritage Canada, 46
Héritage Montréal, 46
Hottes, 41
Humidité dans les constructions, 44, 66, 97-103
Hypersensibilité aux polluants environnementaux, 25, 31
Hypothèques, 9, 10, 80, 81, 104, 105, 108, 109, 110, 111

Île du Prince Édouard, 38, 139
Immeubles -- Investissements, 75, 111, 134
Immeubles d'appartements, 42
Immeubles d'habitations en hauteur, 27 42, 150
Immigrants, 155
Impôt, 79, 126
Impôt sur les gains en capital, 79
Impôts fonciers, 126
Incendies -- Prévention, 34, 35, 148
Indice d'isolation aux bruits impulsifs, 28
Indice de transmission du son, 28
Industrie de l'habitation usinée, 95, 96
Inflation, 79, 80, 81, 135
Infrastructure, 91, 118
Initiative municipale pour le logement, 86
Inondation des sous-sols, 149
Institut canadien du chauffage, de la climatisation et de la réfrigération, 29
Institutions financières, 105
Intégration sociale, 125
Internationale Bauausstellung (Berlin, Allemagne), 85
Investissement des entreprises, 75
Investissements immobiliers VOIR Immeubles -- Investissements
Investisseurs extraterritoriaux, 134
Isolation acoustique, 28, 30
Isolation thermique, 49, 56, 99

Jamaïque, 153
Japon, 75
Jeunes sans-abri, 53

Kerrisdale (Vancouver, C.-B.), 134
Kingston (Ont.), 12, 69
King's County (N.-E.), 13

LOGINOVE, 83
Listes de contrôle pour la qualité de l'air, 27
Location avec option d'achat, 108, 110
Location foncière, 108, 110
Location viagère, 20
Logement, 68-78, 84
Logement R 2000, 73
Logement -- Enquêtes, 9, 10, 12, 13, 17, 21, 25, 36, 38, 40, 59, 78, 122, 123, 139, 143
Logement -- Finances, 9, 10, 80, 81, 87, 104, 105, 106-111, 136, 139
Logement -- Prévision, 79, 80, 81, 82, 141, 142
Logement -- Subventions, 54
Logement à coût modique, 84, 86, 129, 130, 131, 132
Logement à haute efficacité énergétique, 44, 45, 49, 73
Logement à prix abordable, 54, 73, 82, 84, 85, 87, 105, 108, 110, 125, 129, 130, 131, 132, 133, 139, 140, 141, 142, 143

Logement assisté, 106, 107
Logement coopératif, 8, 9, 10, 20, 37, 83
Logement d'accès facile, 37, 38
Logement dans l'Arctique, 121
Logement des autochtones, 112, 113, 114, 119
Logement des bas salariés, 87, 112, 119, 133, 140, 143
Logement en milieu de soutien, 39
Logement hors-campus, 144, 145
Logement hors réserve, 113, 114
Logement intégré, 36, 125
Logement locatif, 20, 38, 54, 79, 122, 123, 133-135, 140, 141, 142
Logement occupé par son propriétaire, 79, 80, 81
Logement partagé, 13, 19, 22
Logement pour personnes à revenu moyen, 85
Logement pour personnes ayant des besoins spéciaux, 69, 70, 140
Logement rural, 48, 112, 113, 114, 119
Logement sans but lucratif, 72, 88
Logement social, 39, 72, 85, 106, 107,122, 123, 124, 125, 133
Logement sur le campus, 145
Logement temporaire, 53, 69, 154
Logements neufs, 45, 67, 73
Logements pour retraités, 13, 20, 21
Logiciels, 4
Loi sur l'intérêt, 105
Loisirs, Zones de, 94
London (Ont.), 50
Londres (Angleterre), 152
Lotissement, 89
Loyers -- Réglementation, 135

Maison de démonstration ACCH/SCHL CHARLIE, 73
Maison de retraite offrant des soins de longue durée, 22
Maison d'hébergement de deuxième étape, 154
Maisons de ferme, 48
Maisons de pension, 140
Maisons en béton, 57
Maisons mobiles, 13
Maisons préfabriquées VOIR Habitations usinées
Maisons unifamiliales, 45
Manuels techniques de construction, 117, 138
Marché du logement, 75, 128
Marché du logement locatif, 54
Marché hypothécaire, 104, 108, 109, 110
Marché hypothécaire secondaire, 104, 109
Marchés des capitaux, 104, 109
Marginalisation, 140
Matériau insonorisant, 28, 30
Matériaux de construction, 25, 57, 59, 62, 65, 67, 98
Ménages à faibles revenus, 9, 10, 54, 140
Ménages à revenu modeste, 9, 10
Merchant City (Glasgow, Écosse), 85
Mesures d'urgence, 156
Méthane, 148
Méthode Delphi, 98
Micro-entreprises, 88, 118
Migration du gaz, 148
Migration intérieure, 12, 135
Migration secondaire, 155
Mise de fonds en travail, 139
Mobilité ascendante, 78
Mobilité résidentielle, 12
Modèle de besoins impérieux, 82
Modèle de Guelph, 89
Modèle hédonistique de prix, 127, 128
Modèle provincial d'évaluation des besoins en logement (Proneed), 82
Modèles mathématiques, 79, 80, 81, 103, 127, 128, 136, 148
Montréal (Qué.), 1, 46, 47, 52, 78, 83, 85, 152, 155
Moyens audiovisuels, 14, 15
Murs, 35, 42, 58, 59, 60, 61, 62, 65, 66, 97, 98, 99, 100, 101, 102, 103, 121
Murs extérieurs, 42, 59, 60, 62, 65, 66, 97, 98, 99, 100, 101, 102, 103, 121
Murs mitoyens, 35

Murs porteurs, 58
Murs-rideaux, 99, 100, 101

Native Child and Family Services of Toronto, 116
New Jersey, 55
New York (État), 55
Niagara (Ont.) : Municipalité régionale, 22
Niagara (Ont.) : Municipalité régionale, Service responsable des personnes âgées, 22
Nigéria, 84
Le Nord, 113, 114, 118, 120, 121
North York (Ont.), 127
Nouveau-Brunswick, 48, 82
Nouvelle-Écosse, 137, 145
Noyau urbain, 85, 87, 88

Ontario. Ministère du logement, 39
Ontario (Nord-Ouest), 118
Ontario (Sud), 89
Opération 20 000 logements, (Montréal, Qué.), 85
Organismes de logement, 72
Ossatures murales métalliques, 58, 59
Ottawa-Carleton (Ont.), 53, 133

PAP, 113, 114, 120
PAREL, 137
PDMC (pas dans ma cour), 125
Panneaux de béton, 59
Parcs de stationnement, 5, 7
Pare-air/vapeur, 61, 99, 100, 103
Parements, 59, 65, 103
Parrainage d'entreprise, 106, 107
Participation à la mise de fonds, 108, 110
Pavillons grand-mère VOIR Pavillons-jardins
Pavillons-jardins, 13, 20
Pays en voie de développement, 84, 87, 91
Pergélisol, 121
Personnes âgées, 11-22, 76, 134
Personnes âgées en milieu rural, 13
Personnes entre 55 et 64 ans, 21, 141, 142
Personnes seules, 21, 140-142
Personnes seules non âgées, 141, 142
Perth (Ont.: Comté), 13
Peterborough (Ont.), 12, 143
Petites entreprises, 88, 118
Petits studios, 140
Philanthropie, 106, 107
Philanthropie d'entreprise, 106, 107
Placage de brique, 59, 62, 65, 103
Placage en brique/bloc-linteau, 65
Placages de brique sur ossature métallique, 59, 62, 65, 99, 100, 101
Place Royale (Québec, Qué.), 111
Plaines inondables, 127
Plan de masse, 92, 115
Planchers, 30
Planification communautaire, 115
Planification du développement communautaire, 140
Planification du lotissement, 92, 117
Planning Act 1972 (Alberta), 36
Plans d'étages, 19
Plaque de plâtre, 67
Pluies acides, 51
Poêles à bois, 43
Police -- services, 124
Police de quartier, 124
Politique de planification, 86
Politique du logement, 39, 54, 83-87, 91, 112, 119, 125, 130, 132, 135, 140
Politique du logement municipal, 85, 86, 140
Pollution de l'environnement, 23 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 42, 51, 147
Pollution des eaux de ruissellement, 147
Pompes de puisard, 56, 146, 149
Portes, 51
Portes de bronze, 51
Poteaux, 61
Poteaux d'acier, 61, 62

Poteaux de bois, 61
Pratiques de gestion, 63
Prêts hypothécaires à long terme, 105
Prêts hypothécaires à taux variable limité (PHTVL), 108, 110
Prêts hypothécaires indexés, 9, 10, 108, 110
Prévision des prix de logements, 128
Principe de l'écran pare-pluie, 103
Prisonniers -- Relations familiales, 69
Prix des logements, 127, 128
Problèmes de tassement, 66
Produits inoffensifs pour l'environnement, 25
Programme d'accession à la propriété (PAP), 113, 114, 120
Programme d'aide à la remise en état des logements (PAREL), 137
Programme de démonstration pour les ruraux et les autochtones, 113, 114, 117
Programmes de logement pour les ruraux et les autochtones, 112, 113, 114, 119
Programme de logement social, 122, 123
Programme fédéral des coopératives d'habitation, 9, 10
Programmes de logement, 9, 10, 82, 83, 112, 113, 114, 119, 120, 122, 123, 129, 130, 131, 132
Programmes de remise en état des logements, 83, 137
Projet Storefront (Devon), 124
Proneed, 82
Propriété immobilière, 126, 127, 128
Protection au renouvellement hypothécaire, 108, 110
Provinces Atlantiques, 97, 102
Psychologie de l'environnement, 12
Puisards, 146

Quadrilatère Talbot (London, Ont.), 50
Qualité de l'air ambiant, 23, 24, 25, 26, 27, 29, 31, 32, 33, 41, 42, 45
Qualité de logement, 9, 10, 12, 57, 74, 77, 82, 118, 122, 123
Qualité du quartier, 12
Québec (Province), 57, 83
Québec (Qué.), 111, 128, 144

REÉR, 108, 110
RÉSIVALU, 128
Radiateurs plinthe, 44
Radon, 44
Rapport More than Shelter, 39
Réaménagement du centre ville, 46, 50
Recherche sur le logement, 14, 15, 23, 26, 68, 70, 71
Recyclage de bâtiments, 1, 2,
Recyclage des déchets, 150
Réforme réglementaire, 57, 73, 129-132
Refuges pour les jeunes, 53
Réfugiés, 155
Réfugiés vietnamiens, 155
Régime canadien de prêts aux étudiants, 143
Régimes enregistrés d'épargne-retraite, 108, 110
Registres coupe-feu, 32
Registres de logements, 38, 133
Règlements d'urbanisme, 4
Réinstallation, 155
Relevé d'aménagement, 93
Remise en état des logements, 1, 25, 48, 49, 52, 83, 111, 130, 132, 136, 137
Rénovation VOIR Remise en état des logements
Répertoires, 72
Réseau de transport public, 144
Réserve de Rama (Ont.), 115
Réserve Kettle & Stoney Point (Ont.), 115
Réserves indiennes, 115, 118
Restauration, 51
Retrait dans les billes de bois, 66
Revêtement intermédiaire, 58, 103
Revêtement mural, 58, 103
Revêtement de sol, 30
Rockwood (Ont.), 89
Rues principales (Programme), 46

SCHL, 14, 15, 23, 26, 29, 68, 71, 74, 77, 104, 105, 109, 113, 114, 130, 132
Sachigo Lake (Ont.), 118
St.Charles (Ont.), 115
St-Édouard et Montcalm (Montréal, Qué.), 52
Saint-Hubert (Qué.), 151
St. John's (T.-N.), 62, 102
Saint Mary's University (Halifax, N.-E.), 145
San Francisco (Cal.), 156
Sans-abri, 3, 53-55, 72, 133
Satisfaction des résidents, 82, 122, 123, 151
Sauvegarde du patrimoine, 2, 46-52, 93, 111
Sécurité dans les habitations, 11, 16
Sécurité en milieu urbain, 152
Semelles de fondation, 121
Semelles de poteau, 121
Séparations coupe-feu, 35
Service de police communautaire, 124
Services de soutien, 13, 38, 39, 69, 116, 133, 151, 152, 154
Société canadienne d'hypothèques et de logement, 14, 15, 23, 26, 29, 68, 71, 74, 77, 104, 105, 109, 113, 114, 130, 132
Société d'habitation des Territoires du Nord-Ouest, 120
Société d'initiative et de développement des artères commerciales de l'avenue du Mont-Royal, 46
Soins à domicile, 11, 16
Sous-sols, 56
South Parkdale (Toronto, Ont.), 140
Statut social, 78
Stratégie mondiale du logement, 3
Stuc, 59, 103
Suède, 95, 96
Suivi de l'offre de terrains, 90
Système de mur rigide préfabriqué de type sandwich précontraint, 60
Système de séparation des eaux pluviales (en quatre effluents), 147
Systèmes anti-corrosion par polarisation cathodique, 5, 7
Systèmes d'intervention d'urgence, 18
Systèmes experts, 4

Taux d'intérêt, 79, 80, 135
Techniques de calfeutrement, 66
Techniques de construction, 48, 57, 62, 66, 99, 156
Techniques de construction innovatrices, 57
Terrains vacants, 90
Territoires du Nord-Ouest, 1'3, 114, 120
Thermographie, 62
Titres hypothécaires, 105
Toronto (Ont.), 6, 88, 90, 116, 126, 140, 147, 152
Transport, 13, 69, 144
Tremblements de terre, 156
Trent University, 143
Triplex, 1, 52
Turbo prolog 2.0, 4

Uniform Building Code 1985, (E.-U.), 156
Université Laval, 144
University of Guelph, 92
Urbanisme, 4, 68, 71, 88, 140, 151, 152
Urbanisme et établissements humains, 3, 4
Utilisation du sol, 88-91, 130, 132

Valeur nette du logement -- Conversion, 20
Valeurs des propriétés, 127, 128
Vancouver (C.-B.), 4, 37, 54, 121, 134, 135, 156
Végétation, 93
Ventilateurs, 40, 41
Ventilateurs d'extraction, 40, 41
Ventilation, 25, 29, 40, 41, 42, 44, 45, 103
Veuves âgées, 17
Vide-ordures, 150

Vide-ordures de recyclage, 150
Vie autonome, 37, 39
Vie de la banlieue, 151
Vieilles maisons, 48, 49

WALLDRY, 97
WOODSIM, 24, 43
Wellington (Ont. : Comté), 13
Wellington Centre (Ont. : Comté), 21
Winnipeg, (Man.), 44
Wolfville (N.-E.), 143
Woodstock (N.-B.), 48

York University Developement
Corporation, 93

Zonage, 4, 36, 54, 86, 91, 130, 132,
134
Zonage d'exclusion, 36